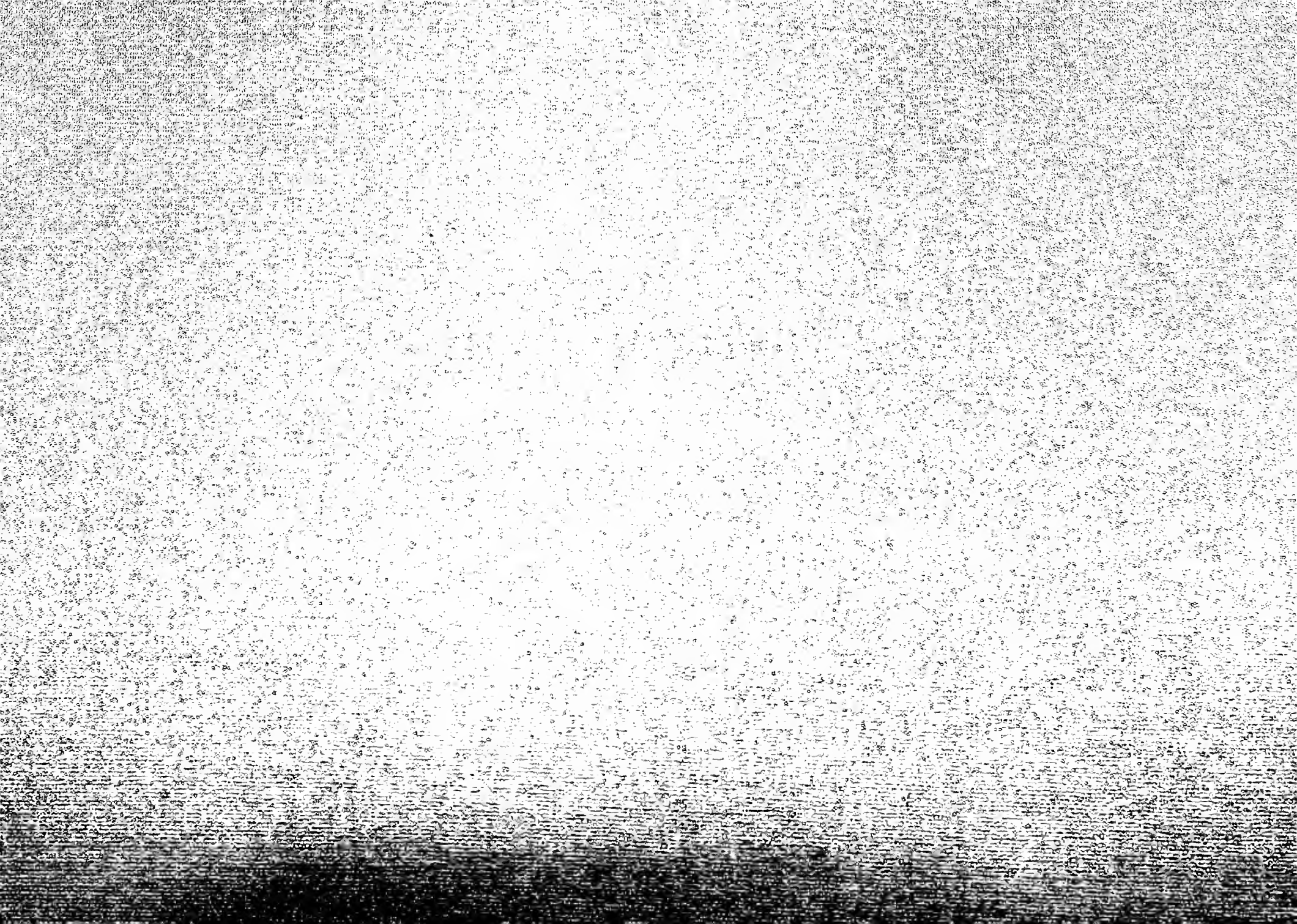
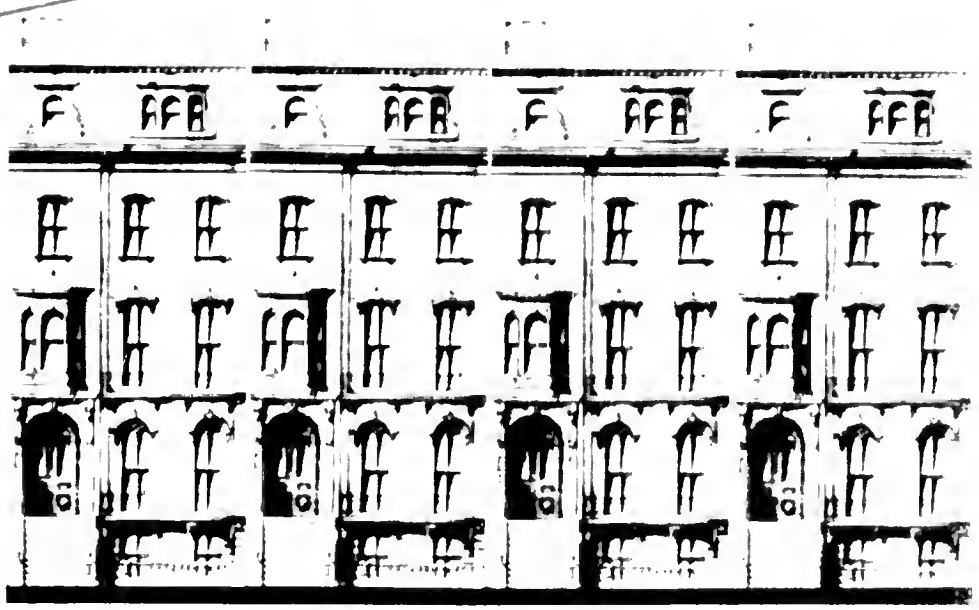


BOSTON
PUBLIC
LIBRARY

DEVELOPMENT POLICY

SOUTH END

Demographic and Socio-Economic Profile



Current Status

CITY OF BOSTON ■ RAYMOND L. FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY ■ STEPHEN COYLE, DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT ■ THOMAS O'MALLEY, ASSISTANT DIRECTOR

SOUTH END DEVELOPMENT POLICY

PRELIMINARY DEMOGRAPHIC/SOCIO-ECONOMIC PROFILE OF THE SOUTH END

SOUTH END DEVELOPMENT POLICY
WORKING COMMITTEE
DEMOGRAPHIC SUB-COMMITTEE

BOSTON REDEVELOPMENT AUTHORITY
JANUARY 24, 1990

SOUTH END DEVELOPMENT POLICY PLAN
DEMOGRAPHIC/SOCIO-ECONOMIC PROFILE

The purpose of this profile is to provide the South End Development Policy Plan's Working Group with data which will help to analyze the South End's population and economic characteristics; and to determine the demographic and socio-economic implications on future land development in the South End.

This profile includes a series of computer-generated maps that illustrate demographic data according to census tracts (indicated on the attached map). Each map also shows, in diagramatic form, the aggregate average data for Boston, and for the South End as a whole. Before reviewing this information, several points should be noted:

- This data is from the 1980 census. the BRA staff will factor the BRA 1985 mid-decade household survey into this profile in order to provide the most up-to-date picture of the South End. The 1990 census will not be available until mid-1991, which will be past the target date for the completion of this Plan. We will recommend that the BRA's Research Department complete a similar profile in 1991 using computer-generated maps of the 1990 census, and compare both profiles in order to track trends in the South End during the 1980's.

- Census tracts 703, 804 and 806 extend beyond the boundaries of the South End Urban Renewal Area, and, as a result, may skew the population characteristics in those areas. For example, Tract 703 includes Bay Village; Tracts 804 and 806 extend into Roxbury. (See the attached Census Tract Boundary Map of the South End.)

- Census tracts 704, 711, 712 and 710 cover large areas; in fact, only small sections of these areas are actually residential. Census data for the tracts reflect the characteristics of specific residential pockets. For example, Tract 704 is Castle Square; Tract 711 is primarily the Franklin House; Tract 710 is Worcester Square; and Tract 712 is primarily the Cathedral Housing Project and some residences on Union Park Street.

The following is an outline of the contents of this profile:

- o South End Census Tract Boundary Map.
- o Table 1 Racial Composition of the South End Neighborhood

  Map 1: Index of Racial Integration in the South End (entitled "INDEX of R-INTGRT")

  Map 2: % White

  Map 3: % Black Population

  Map 4: % Hispanic

  Map 5: % Asian

- o Table 2 Age composition as in selected age groups in the South End neighborhood.

  Map 1: % of Ages 0 - 4

  Map 2: % of Ages 5 - 9

  Map 3: % of Ages 10 - 14

  Map 4: % of Ages 15 - 19

  Map 5: % of ages 20-24

  Map 6: % of Elderly

  Map 7: % of Residents over the age of 65 who live alone.

- o Table 3 Employment composition in the South End Neighborhood.

  Map 1: Index of integration of various employment categories (entitled "IDX of EMPLOY INTGRTN")

  Map 2: % employment in management professions

  Map 3: % employment in Technical/Administration

  Map 4: % employment in Services

  Map 5: % employment as Laborers

- Table 4 Composition of household income in the South End Neighborhood

  Map 1: % Households with Earnings

  Map 2: % Households with Social Security

  Map 3: % Households with Public Assistance

- Table 5 Composition of family types in the South End Neighborhood

  Map 1: % Families with Married Couples (entitled, "Percent of F w/m-CPL")

  Map 2: % Families with children (entitled "Percent of F w/child")

  Map 3: % female-headed households with children (entitled "Percent of F-HD W/CH")

  Map 4: % Families headed by Female Head of Households (entitled "Percent of FML-HD f")

  Map 5 % of high school graduates (entitled, PERCENT HSCL-GRAD)

  Map 6: % of non-family households (entitled, "NON-FAM-HH")

  Map 7: % of non-English speakers, ages 5-17.

  Map 8: % of Non-English speakers over age 17

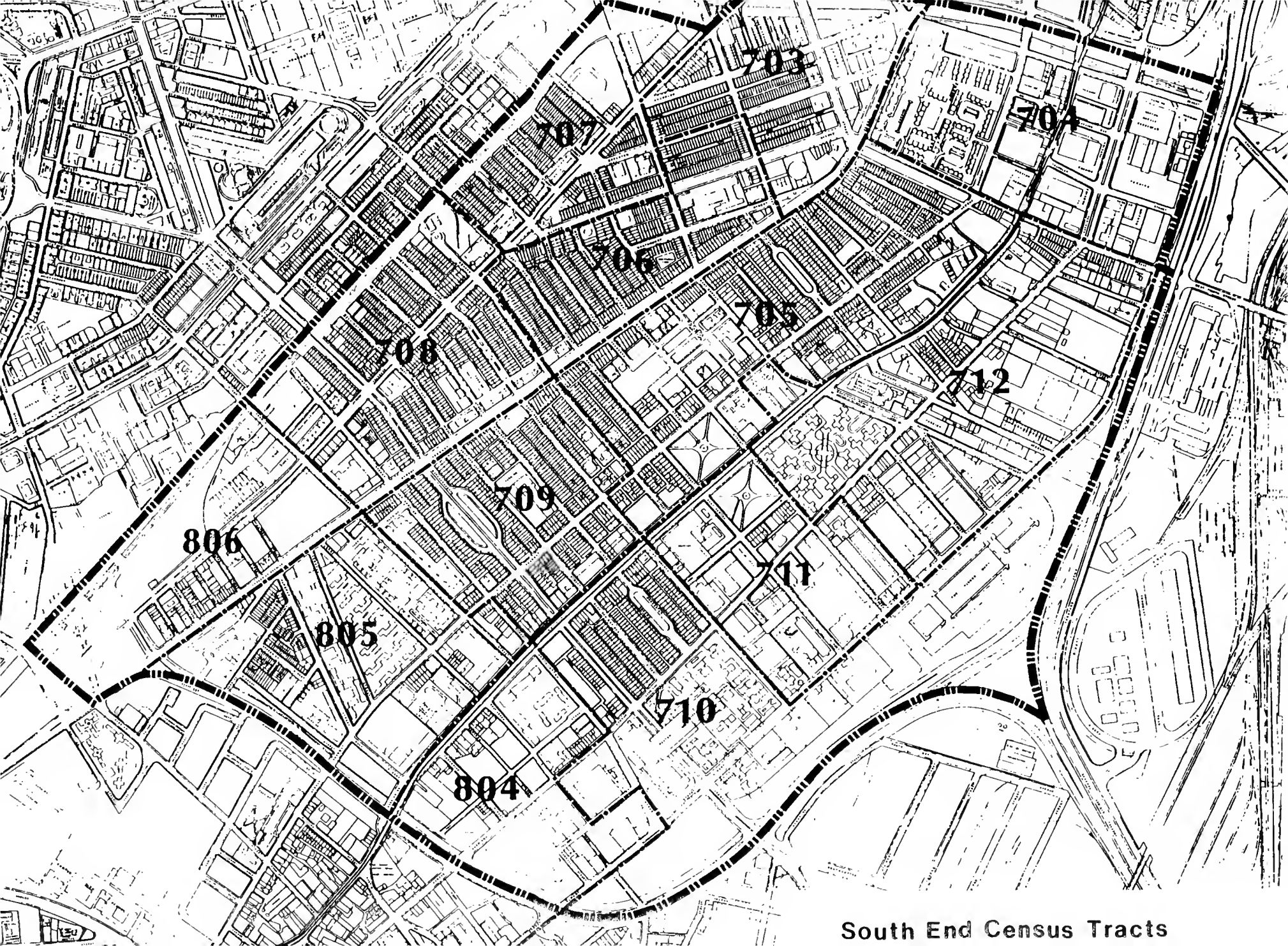
- Table 6 Income statistics in the South End neighborhood

  Map 1: % below the poverty level

  Map 2 % Unemployment

  Map 3: Levels of Median Income

  Map 4: Levels of Mean Income

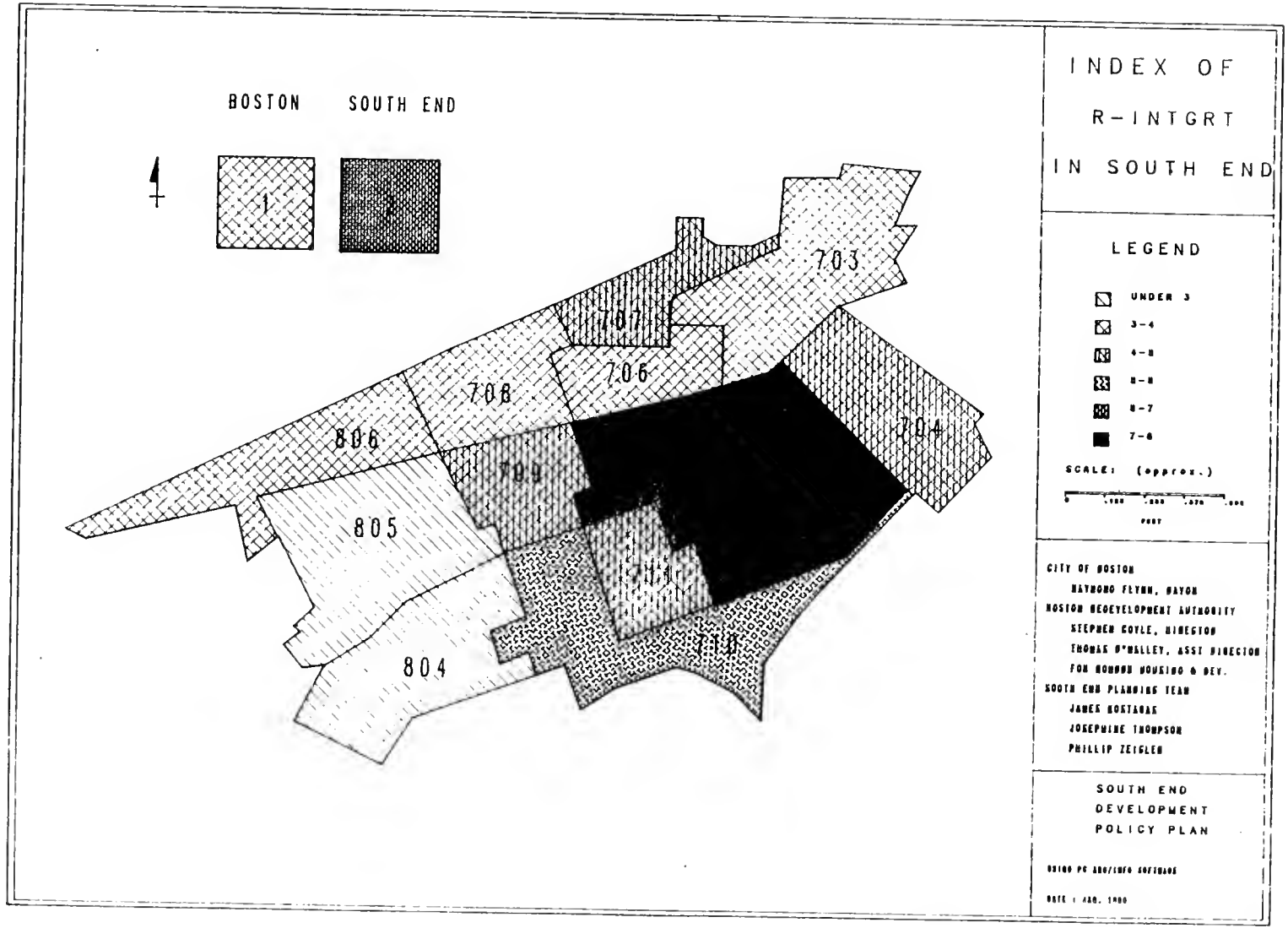


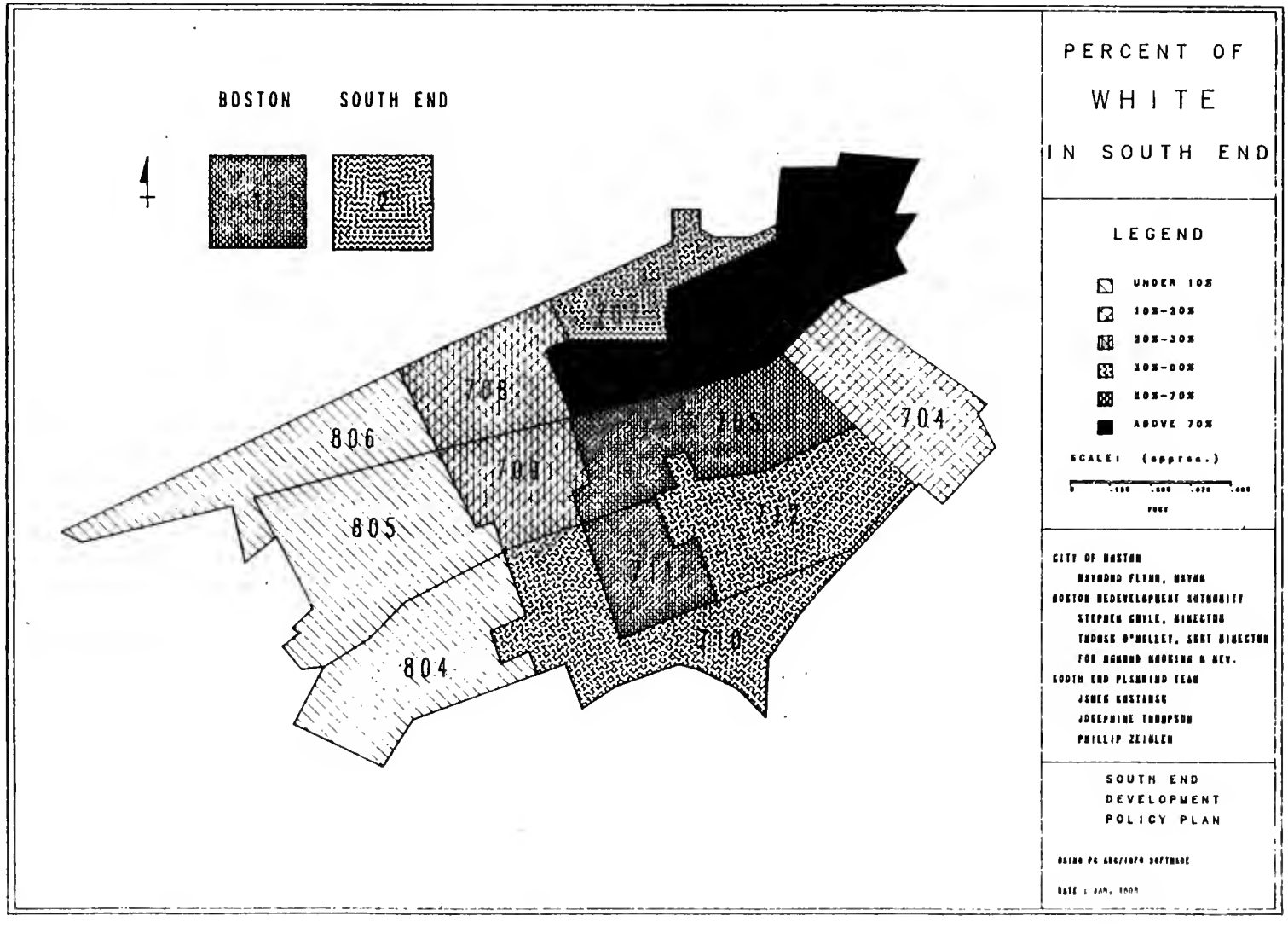
South End Census Tracts

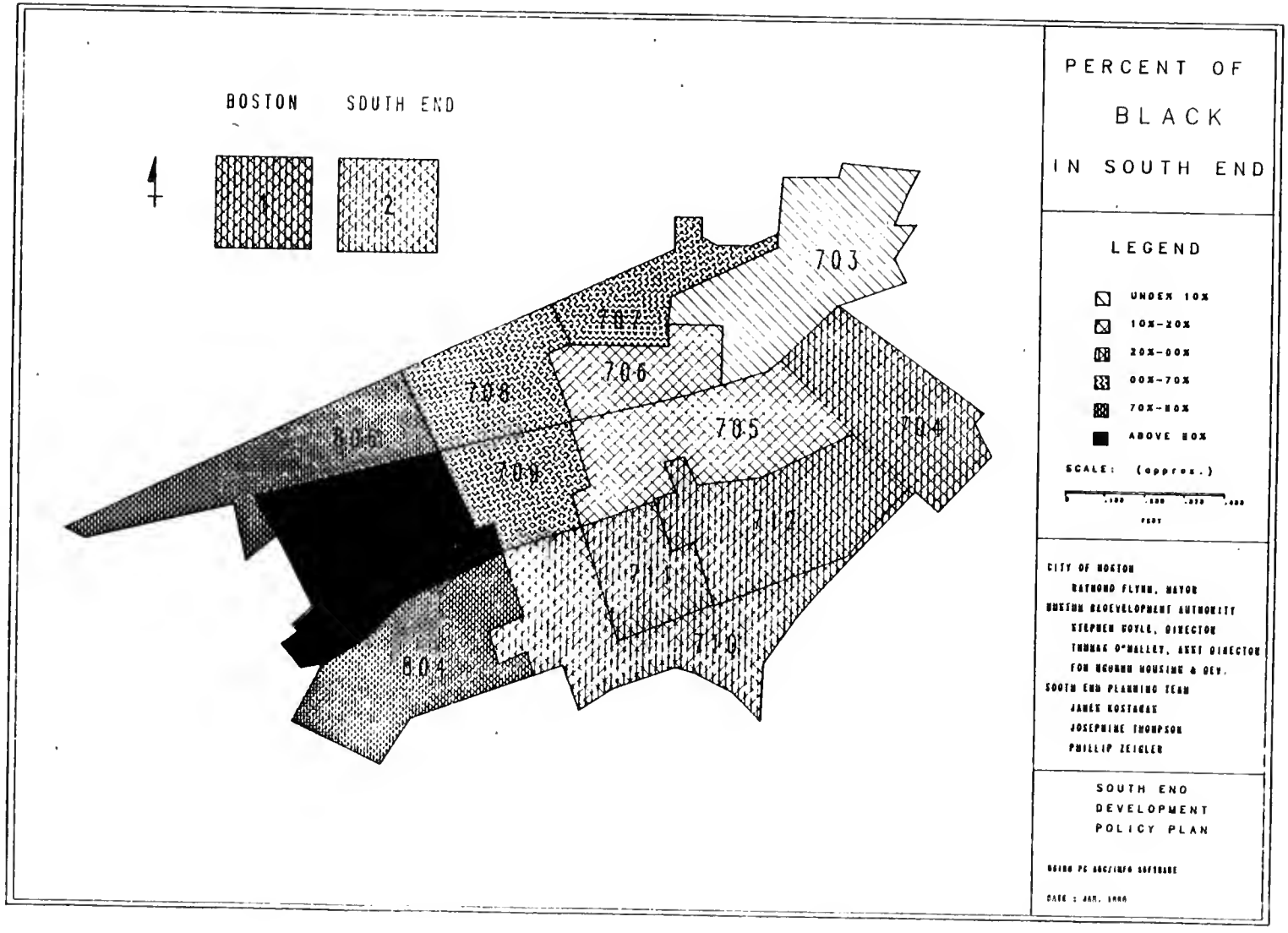
TABLE 1
RACIAL COMPOSITION OF THE SOUTH END NEIGHBORHOOD

CENSUS TRACT	TOTAL POPLAT'N	TOTAL BLACK	TOTAL HISPANIC	TOTAL WHITE	TOTAL ASIAN
703	3112	292	61	2458	303
704	1821	403	116	192	1094
705	5361	705	1194	2754	1366
706	2657	310	195	1966	232
707	1538	804	74	680	33
708	2830	1905	148	809	28
709	2734	1733	427	679	43
710	1740	730	227	776	110
711	1037	326	123	614	41
712	1186	415	407	401	32
804	1679	1519	122	56	10
805	4236	3860	353	104	8
806	1033	804	193	50	24
SOUTH END	30964	13806	3640	11539	3324
BOSTON	562994	126229	36068	393937	15150

CENSUS TRACT	% OF BLACK	% OF HISPANIC	% OF WHITE	% OF ASIAN	STD DEV.	INDEX OF R-INTEGR
703	9.4%	2.0%	79.0%	9.7%	31.3%	3.19
704	22.1%	6.4%	10.5%	60.1%	21.2%	4.72
705	13.2%	22.3%	51.4%	25.5%	14.2%	7.05
706	11.7%	7.3%	74.0%	8.7%	28.1%	3.56
707	52.3%	4.8%	44.2%	2.1%	22.6%	4.43
708	67.3%	5.2%	28.6%	1.0%	26.3%	3.80
709	63.4%	15.6%	24.8%	1.6%	22.9%	4.36
710	42.0%	13.0%	44.6%	6.3%	17.0%	5.89
711	31.4%	11.9%	59.2%	4.0%	21.3%	4.69
712	35.0%	34.3%	33.8%	2.7%	13.7%	7.29
804	90.5%	7.3%	3.3%	0.6%	37.6%	2.66
805	91.1%	8.3%	2.5%	0.2%	38.0%	2.63
806	77.8%	18.7%	4.8%	2.3%	30.6%	3.27
SOUTH END	44.6%	11.8%	37.3%	10.7%	15.1%	6.64
BOSTON	22.4%	6.4%	70.0%	2.7%	26.8%	3.73


BOSTON
SOUTH END
1
2
703
707
708
706
704
806
709
805
711
710
804
INDEX OF
R-INTGRT
IN SOUTH END
LEGEND
UNDER 3
3-4
4-5
5-6
6-7
7-8
SCALE: (approx.)
CITY OF BOSTON
KEVIN H. WHITE, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES BOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
806
805
804
708
709
705
704
712
711
710
PERCENT OF
WHITE
IN SOUTH END
LEGEND
UNDER 10%
10%-20%
20%-30%
30%-60%
60%-70%
ABOVE 70%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTANSKI
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
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2
703
702
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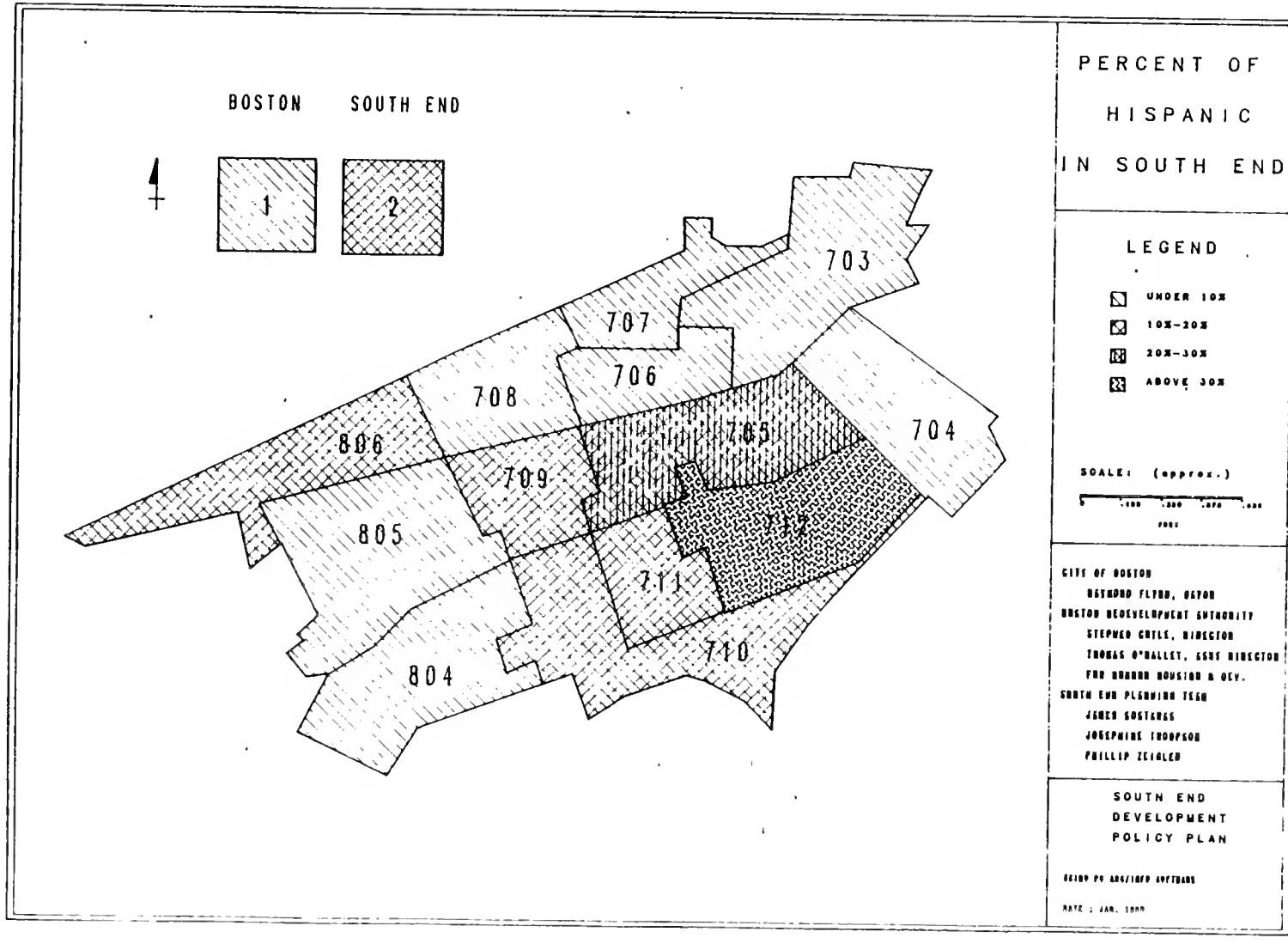
708
805
705
704
709
712
711
710
804
PERCENT OF
BLACK
IN SOUTH END
LEGEND
UNDER 10%
10%-20%
20%-00%
00%-70%
70%-80%
ABOVE 80%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR NEIGHBORHOOD HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTAKOS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE : JAN. 1988


BOSTON
SOUTH END
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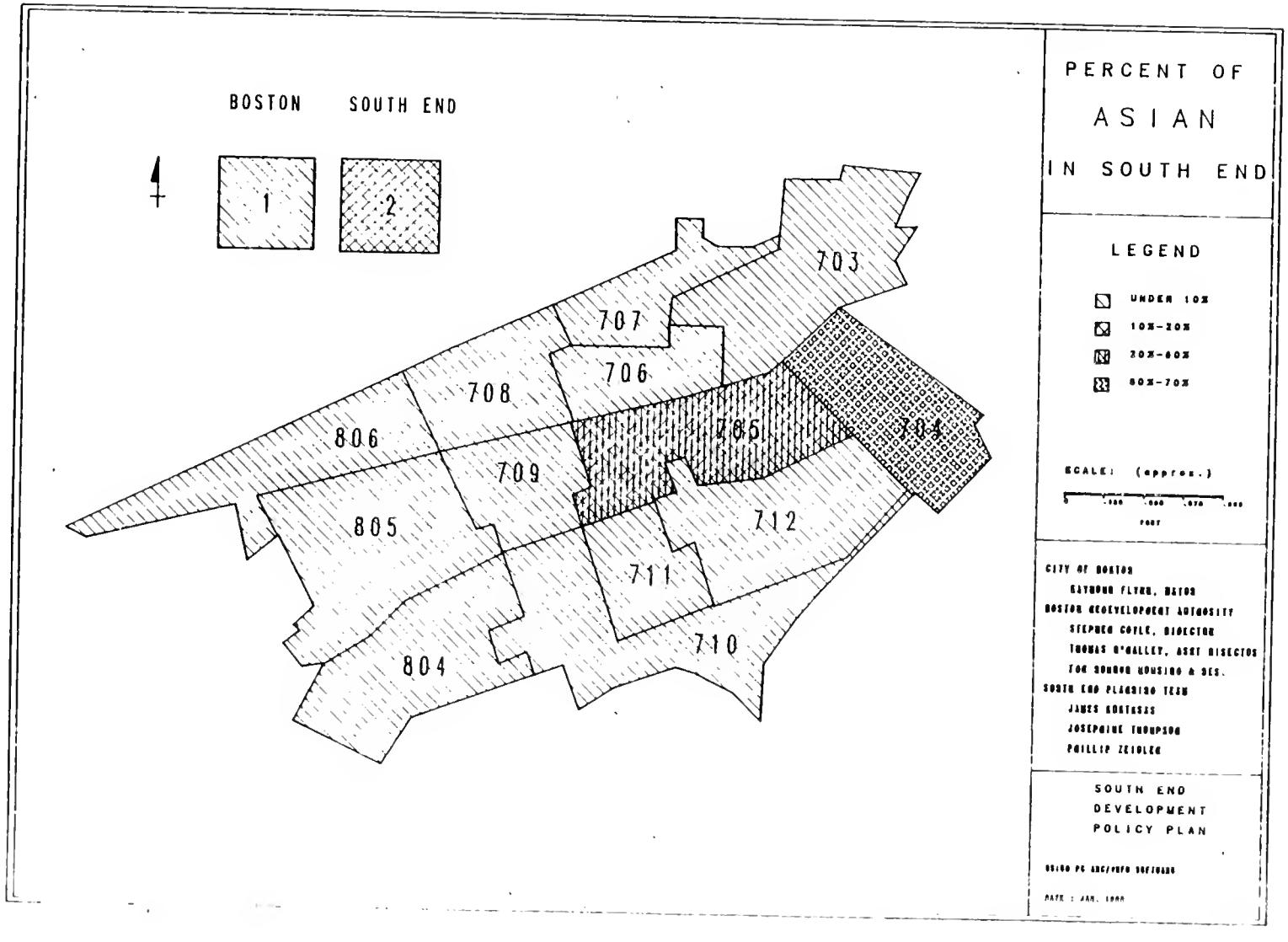
710
804
PERCENT OF HISPANIC IN SOUTH END
LEGEND
UNDER 10%
10%-20%
20%-30%
ABOVE 30%
SCALE: (approx.)
CITY OF BOSTON
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
SOUTH END PLANNING TEAM
JAMES SOSTERES
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END DEVELOPMENT POLICY PLAN
DATE : JAN. 1980


BOSTON
SOUTH END
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711
710
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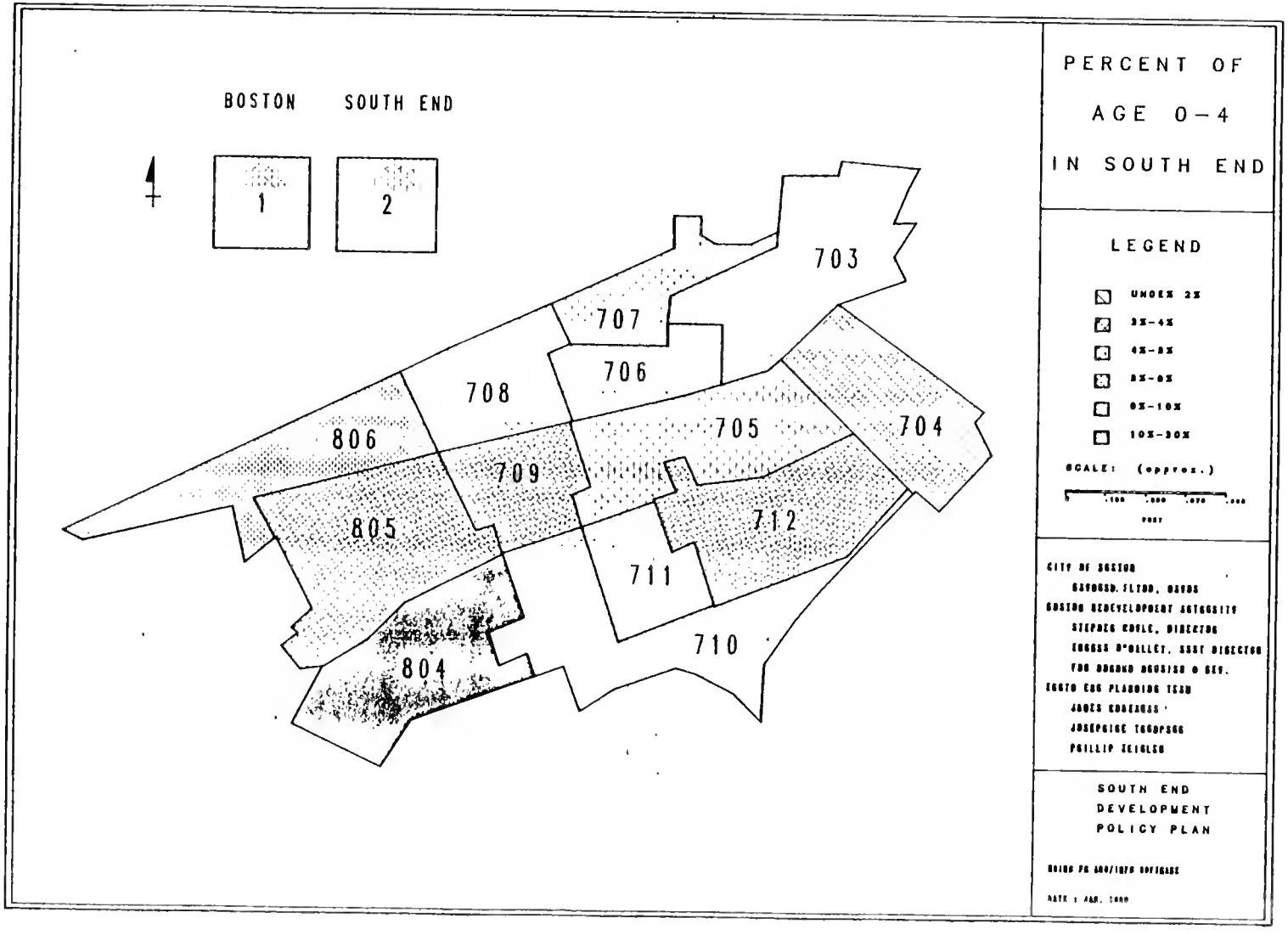
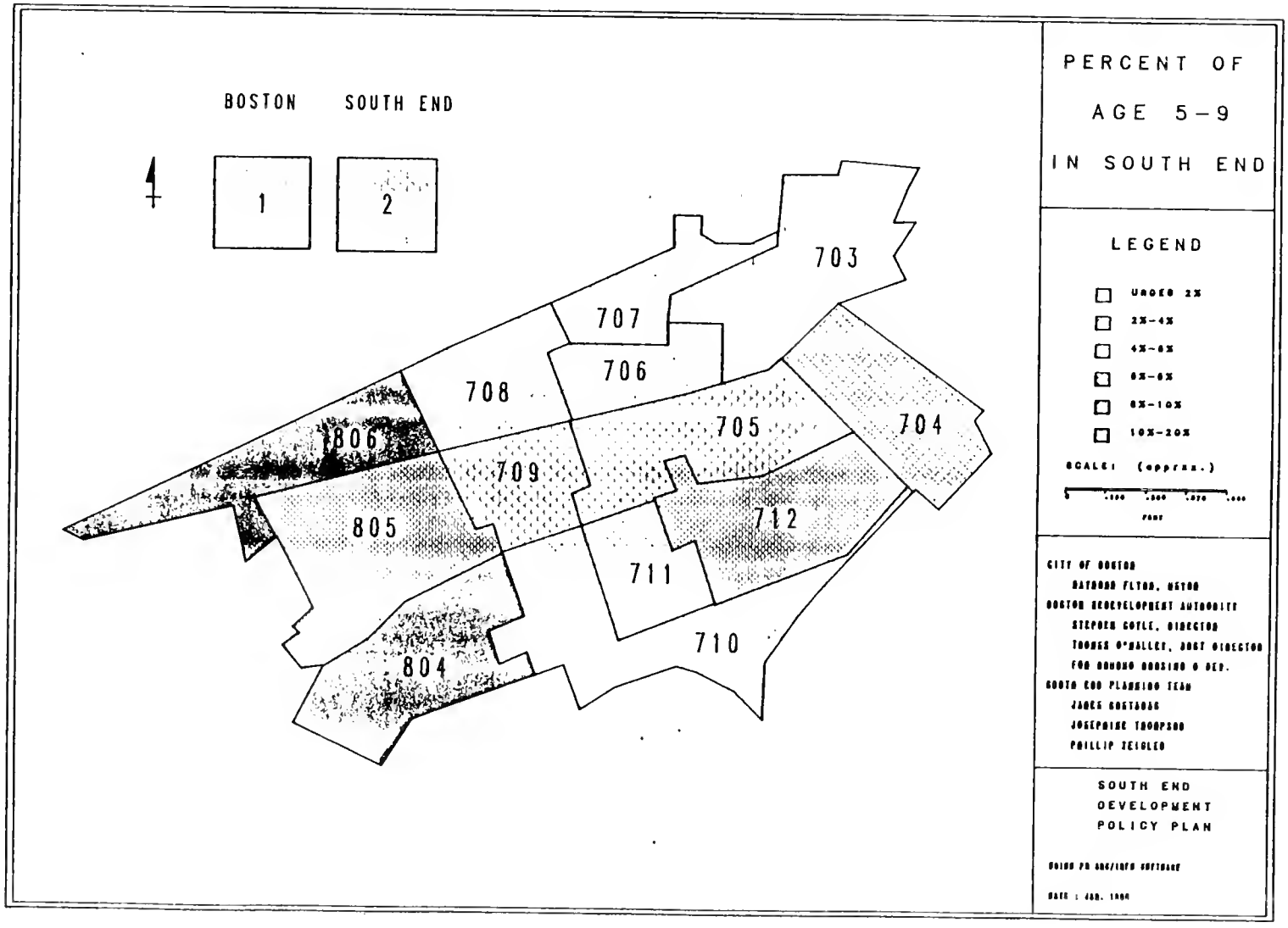
PERCENT OF
ASIAN
IN SOUTH END
LEGEND
UNDER 10%
10%-20%
20%-60%
60%-70%
SCALE: (approx.)
CITY OF BOSTON
MAYOR RAYMOND FLYNN, BSTON
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR SOUTH END HOUSING & DES.
SOUTH END PLANNING TEAM
JAMES KOSTESAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN

TABLE 2
AGE COMPOSITION AS IN SELECTED AGE GROUPS
IN THE SOUTH END NEIGHBORHOOD

CENSUS TRACT	TOTAL POP	AGE 0-4	AGE 5-9	AGE 10-14	AGE 15-19	AGE 65-74	AGE 75+	AGE 65+	65+ ALONE
703	3112	69	48	45	100	186	111	297	124
704	1821	133	131	169	163	110	107	217	92
705	5361	262	277	327	365	336	211	547	248
706	2657	85	99	102	106	125	81	206	64
707	1538	66	58	82	123	67	45	112	32
708	2830	91	112	123	99	241	158	399	214
709	2734	166	156	176	213	183	104	286	157
710	1740	69	68	48	85	50	25	75	28
711	1037	41	31	48	71	212	129	341	184
712	1186	91	101	126	146	69	64	133	37
804	1679	206	171	206	268	35	20	55	16
805	4236	332	355	451	444	191	133	324	181
806	1033	93	133	174	138	33	8	41	23
S.E.	30964	1704	1740	2077	2321	1838	1196	3033	1400
BOSTON	562994	30118	29610	35965	55545	39956	32343	71229	23203

CENSUS TRACT	% OF 0-4	% OF 5-9	% OF 10-14	% OF 15-19	% OF 65+	% OF 65+ AL
703	2.2%	1.5%	1.4%	3.2%	9.5%	41.8%
704	7.3%	7.2%	9.3%	9.0%	11.9%	42.4%
705	4.9%	5.2%	6.1%	6.8%	10.2%	45.3%
706	3.2%	3.7%	3.8%	4.0%	7.8%	31.1%
707	4.3%	3.8%	5.3%	8.0%	7.3%	28.6%
708	3.2%	4.0%	4.3%	3.5%	14.1%	53.6%
709	6.1%	5.7%	6.4%	7.8%	10.5%	54.9%
710	4.0%	3.9%	2.8%	4.9%	4.3%	37.3%
711	4.0%	3.0%	4.6%	6.8%	32.9%	54.0%
712	7.7%	8.5%	10.6%	12.3%	11.2%	27.8%
804	12.3%	10.2%	12.3%	16.0%	3.3%	29.1%
805	7.8%	8.4%	10.6%	10.5%	7.6%	55.9%
806	9.0%	12.9%	16.8%	13.4%	4.0%	56.1%
S.E.	5.5%	5.6%	6.7%	7.5%	9.8%	46.2%
BOSTON	5.3%	5.3%	6.4%	9.9%	12.8%	32.6%


BOSTON
SOUTH END
1
2
703
707
706
708
704
806
705
709
805
712
711
710
804
PERCENT OF
AGE 0–4
IN SOUTH END
LEGEND
UNDER 2%
3%–4%
4%–5%
5%–6%
6%–10%
10%–30%
SCALE: (approx.)
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
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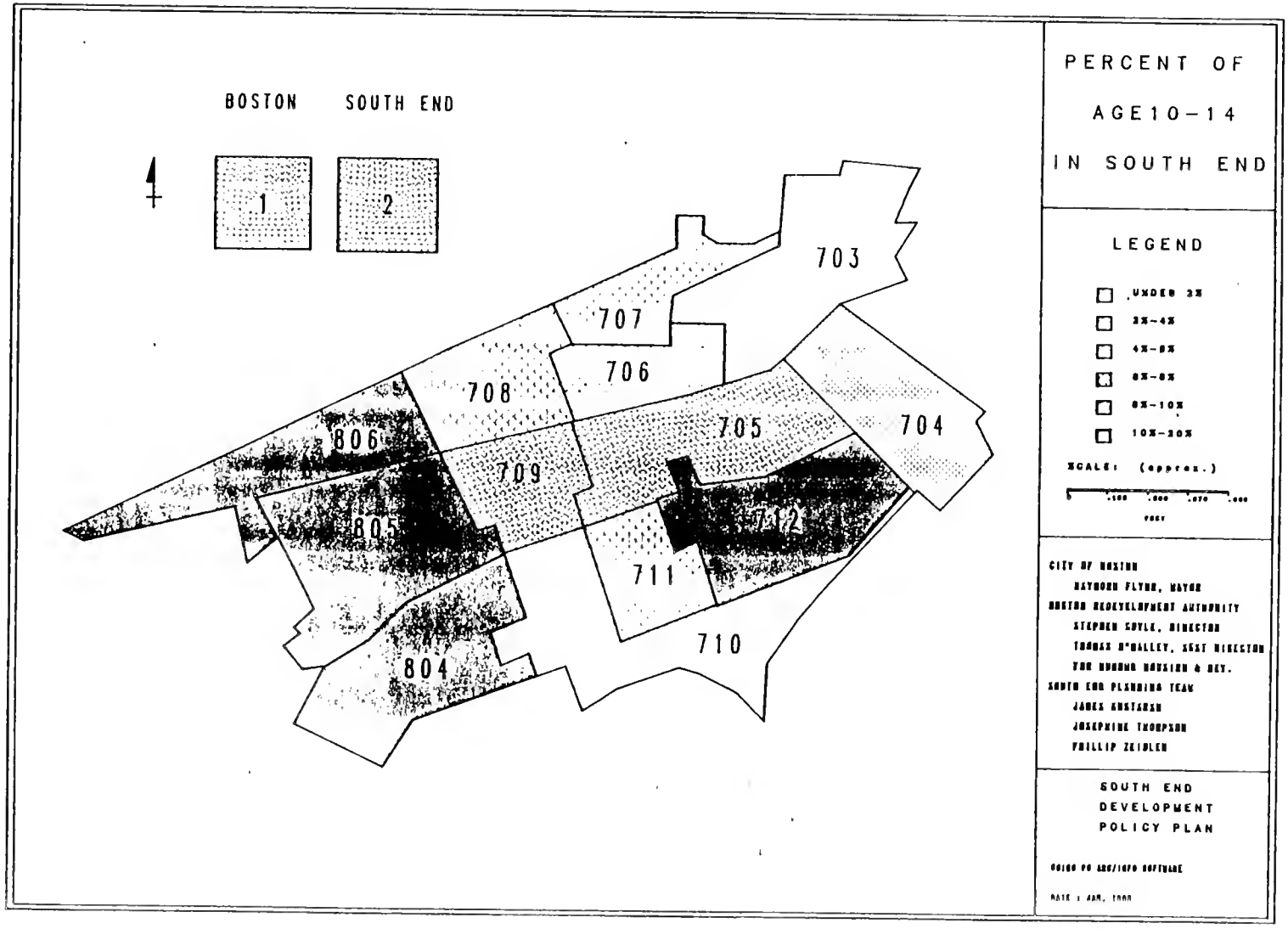
806
709
805
712
711
710
804
PERCENT OF
AGE 5-9
IN SOUTH END
LEGEND
UNDER 2%
2%-4%
4%-6%
6%-8%
8%-10%
10%-20%
SCALE: (approx.)
CITY OF BOSTON
BOSTON REDEVELOPMENT AUTHORITY
SOUTH END DEVELOPMENT POLICY PLAN


BOSTON
SOUTH END
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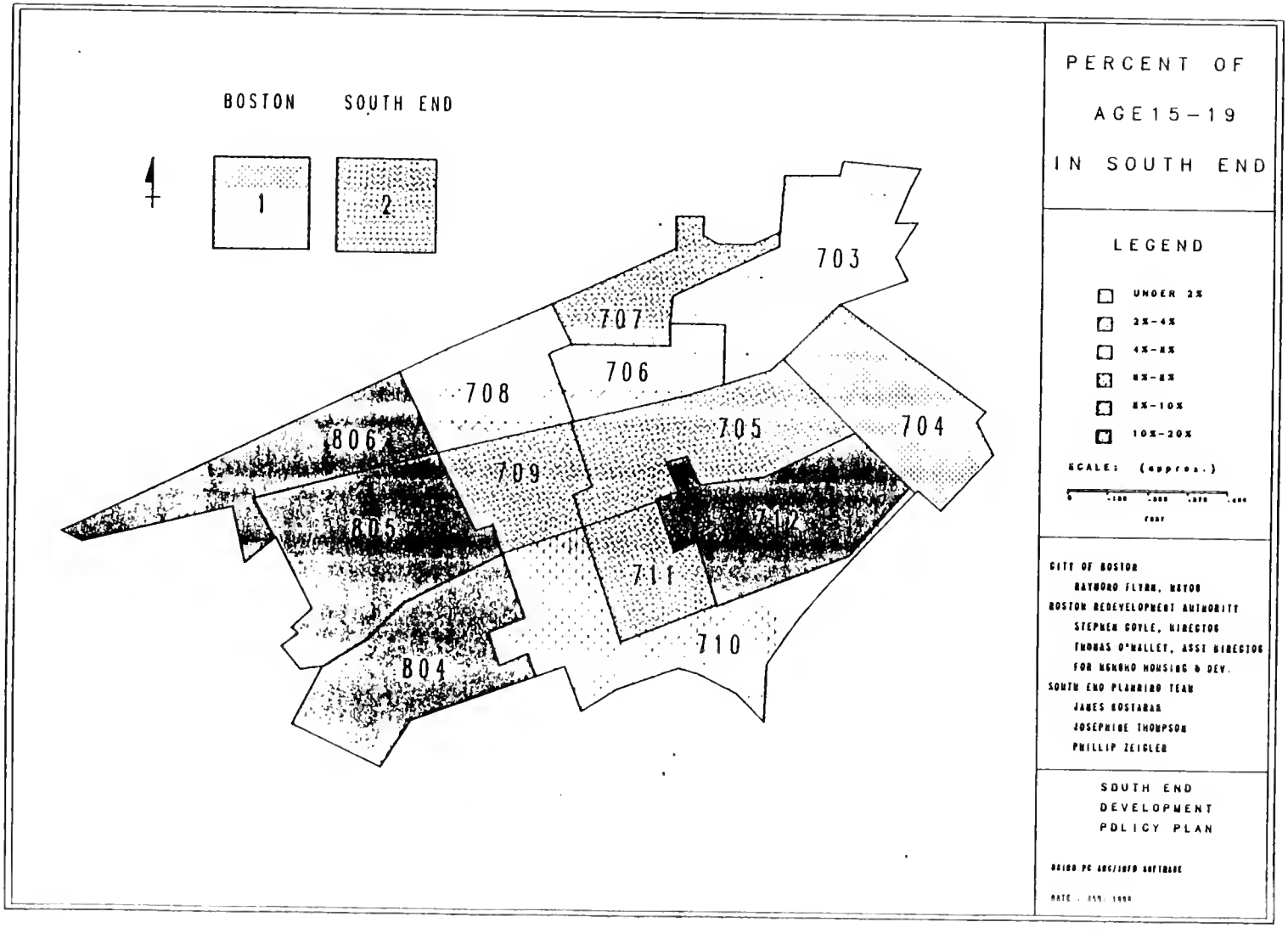
712
711
710
804
PERCENT OF
AGE 10–14
IN SOUTH END
LEGEND
UNDER 3%
3%–4%
4%–6%
6%–8%
8%–10%
10%–30%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
SOUTH END PLANNING TEAM
JAMES KOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
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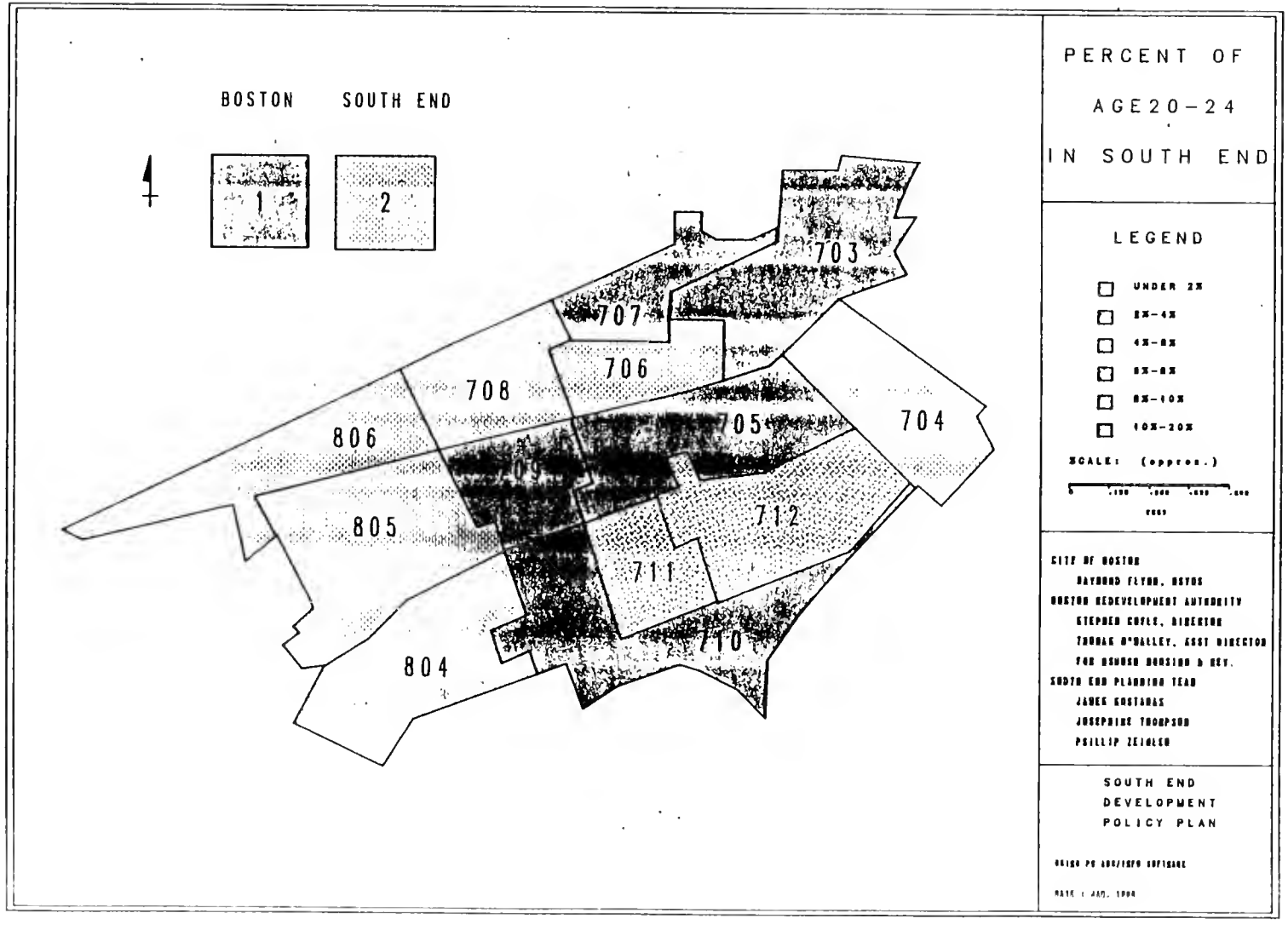
804
PERCENT OF AGE 15-19 IN SOUTH END
LEGEND
UNDER 2%
2%-4%
4%-6%
6%-8%
8%-10%
10%-20%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR NEIGHBORHOOD HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
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705
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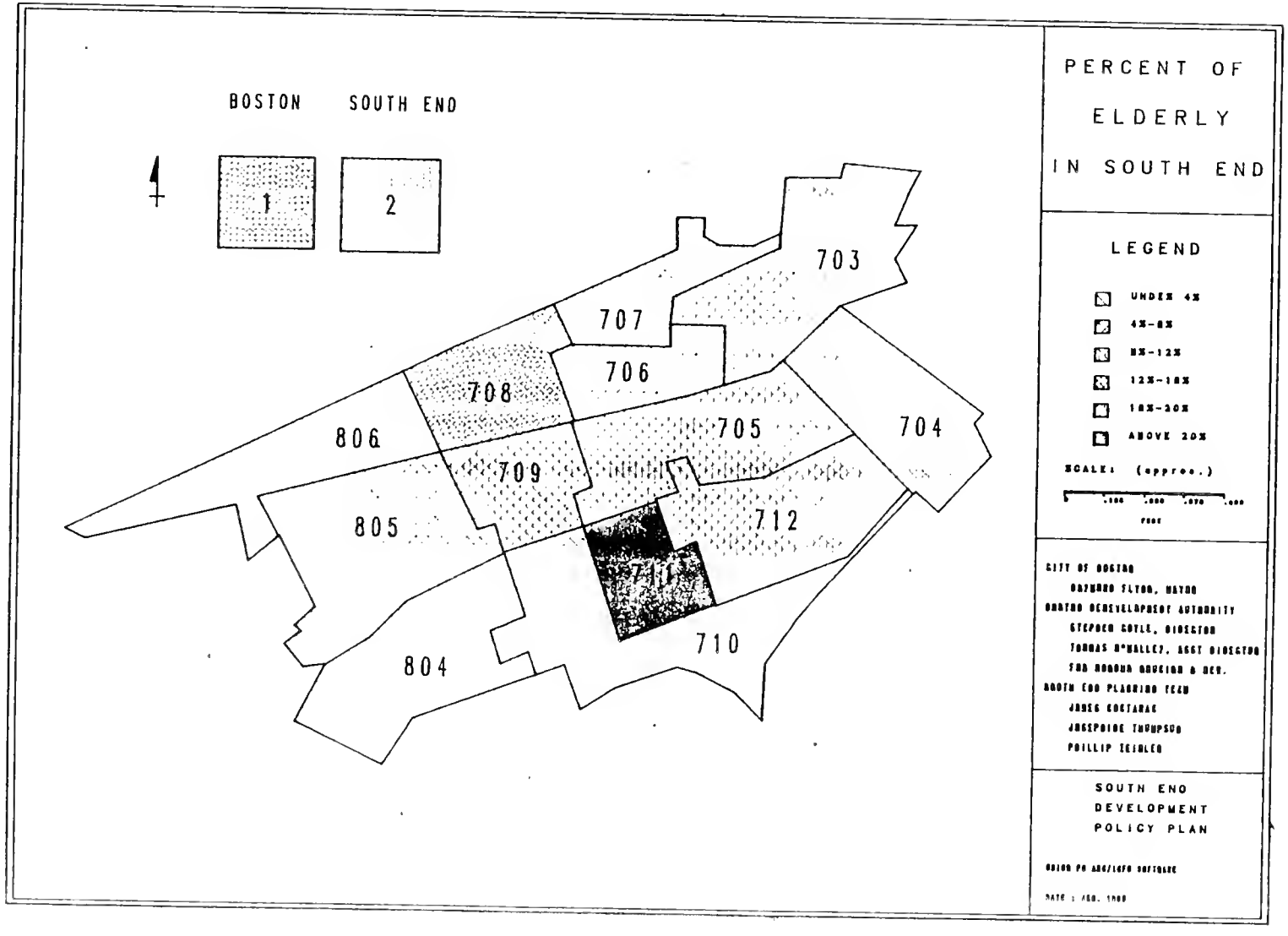
712
711
710
804
PERCENT OF
AGE 20 – 24
IN SOUTH END
LEGEND
UNDER 2%
2%–4%
4%–6%
6%–8%
8%–10%
10%–20%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING, HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
703
707
706
708
806
705
704
709
805
712
711
710
804
PERCENT OF ELDERLY IN SOUTH END
LEGEND
UNDER 4%
4%-8%
8%-12%
12%-16%
16%-20%
ABOVE 20%
SCALE: (approx.)
CITY OF BOSTON
KEVIN H. WHITE, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
SOUTH END PLANNING TEAM
SOUTH END DEVELOPMENT POLICY PLAN

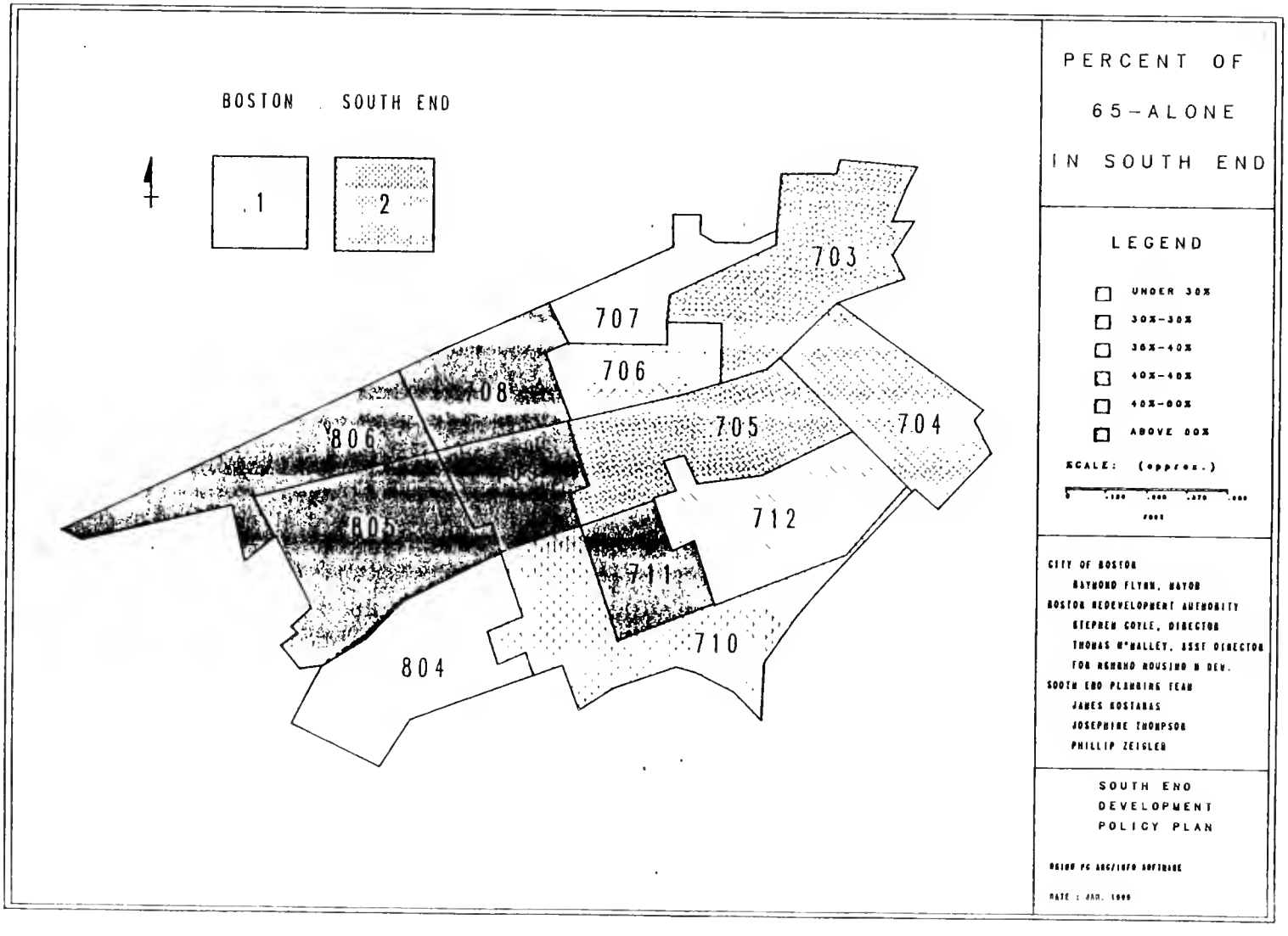
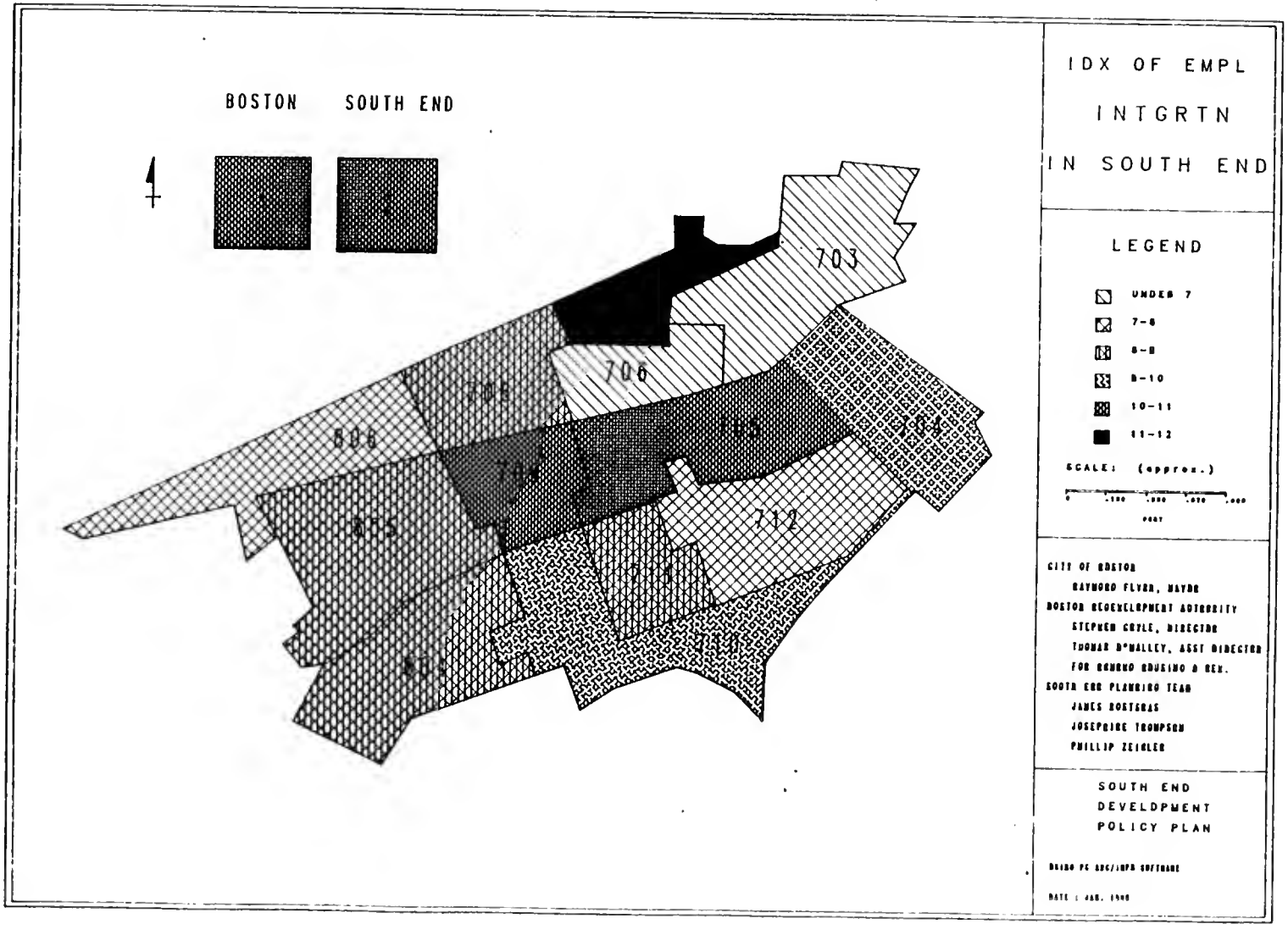
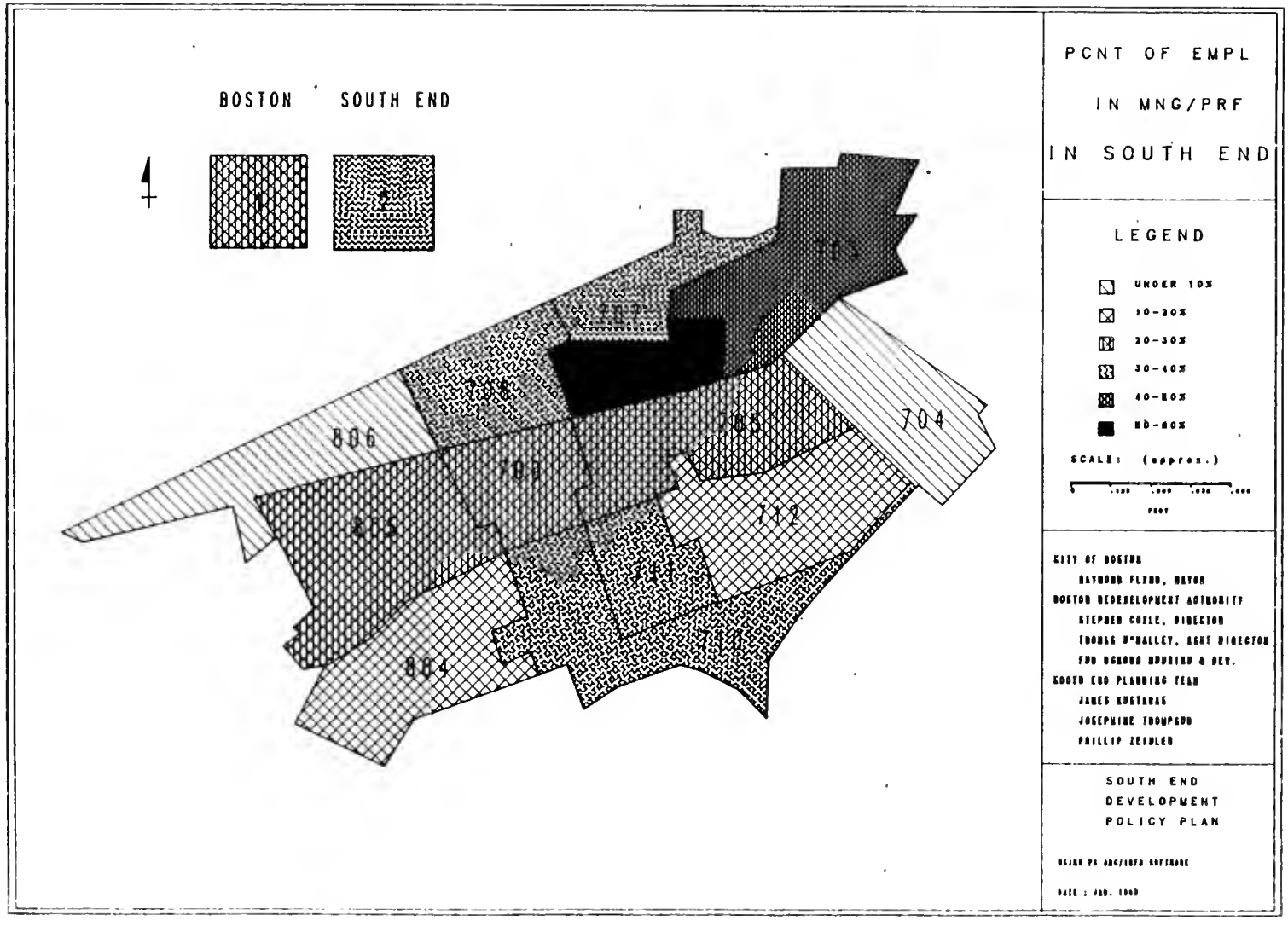

BOSTON
SOUTH END
1
2
703
707
706
708
704
806
705
805
712
711
710
804
PERCENT OF
65-ALONE
IN SOUTH END
LEGEND
UNDER 30%
30%-35%
35%-40%
40%-45%
45%-50%
ABOVE 50%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
ORIGIN PC ARC/INFO SOFTWARE
DATE : JAN. 1990

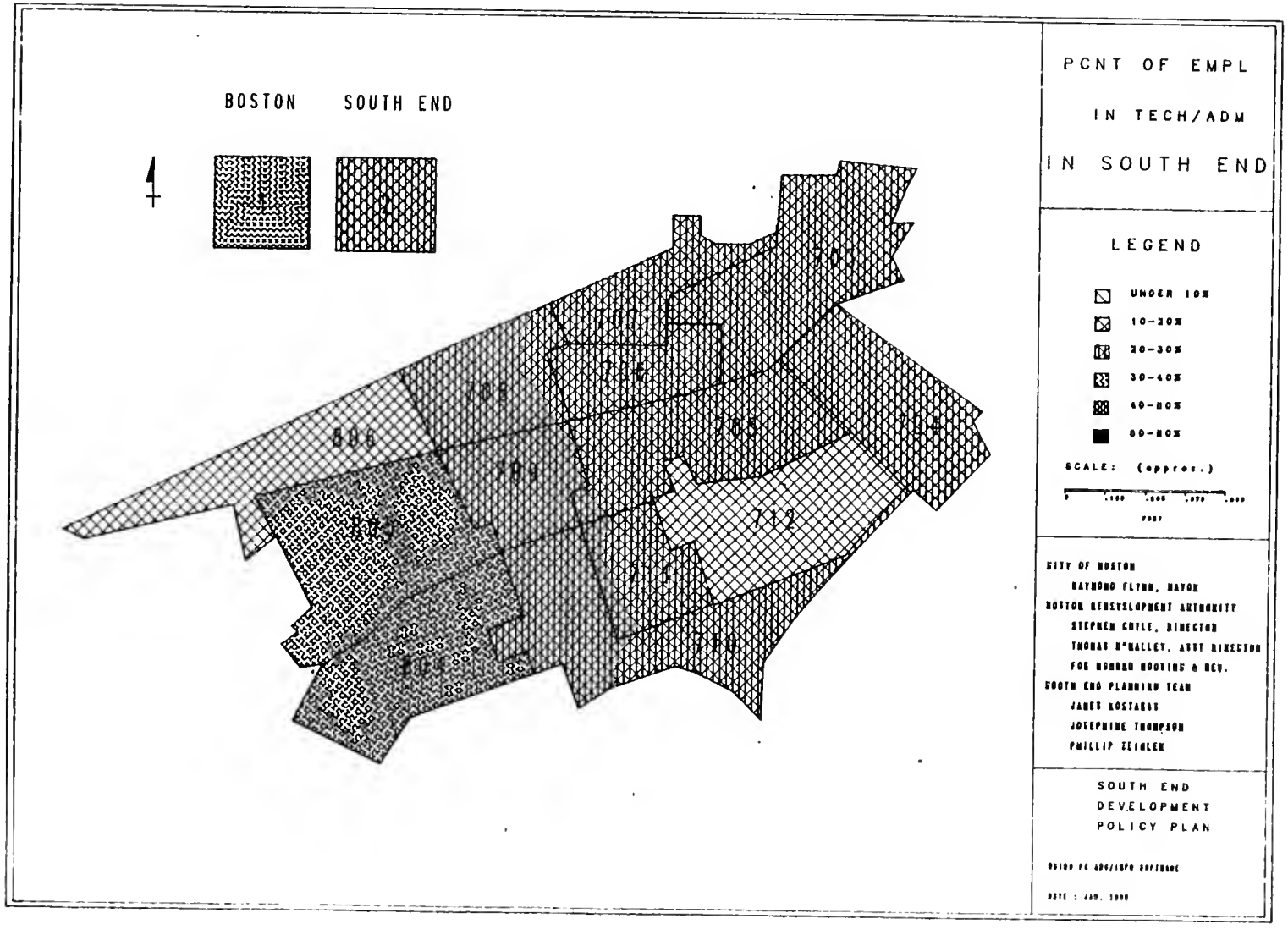
TABLE 3
EMPLOYMENT COMPOSITION IN THE SOUTH END NEIGHBORHOOD

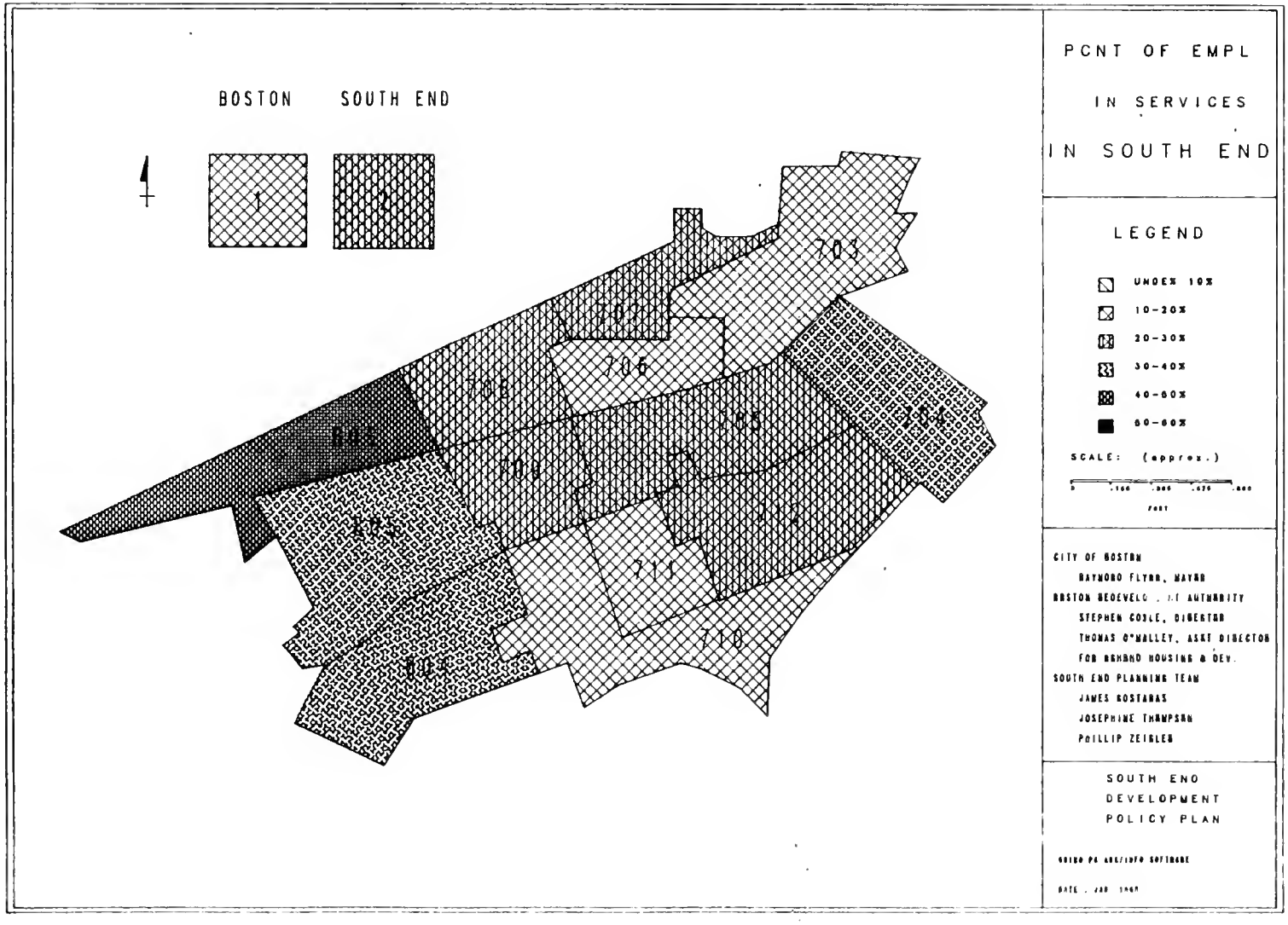
CEN TRCT	TOTAL EMPL-MENT	TOTAL MNGMNT/ PROF.	TOTAL TECH/ ADMIN	TOTAL SER-VICE	TOTAL REPAIR	TOTAL LABORS
703	2053	959	574	310	61	141
704	675	68	163	245	42	157
705	2709	750	759	730	132	338
706	1650	844	386	221	106	77
707	953	287	259	218	79	110
708	1453	545	390	297	106	115
709	1247	363	372	287	69	146
710	970	337	287	145	91	110
711	164	51	37	20	0	51
712	299	50	59	73	0	117
804	573	63	195	173	23	119
805	1271	259	410	424	74	104
806	314	25	53	139	13	78
S.E.	14331	4601	3944	3282	796	1663
BOSOTN	256047	66660	87796	47109	19772	33783

CEN TRCT	% OF MNGMNT/ PROF.	% OF TECH/ ADMIN	% OF SER-VICE	% OF REPAIR	% OF LABORS	STD DEV	INDEX OF E-INTGR
703	46.7%	28.0%	15.1%	3.0%	6.9%	15.9%	6.29
704	10.1%	24.1%	36.3%	6.2%	23.3%	10.8%	9.27
705	27.7%	28.0%	26.9%	4.9%	12.5%	9.6%	10.46
706	51.2%	23.4%	13.4%	6.4%	4.7%	17.0%	5.88
707	30.1%	27.2%	22.9%	8.3%	11.5%	8.6%	11.61
708	37.5%	26.8%	20.4%	7.3%	7.9%	11.5%	8.70
709	29.1%	29.8%	23.0%	5.5%	11.7%	9.7%	10.35
710	34.7%	29.6%	14.9%	9.4%	11.3%	10.2%	9.78
711	31.1%	22.6%	12.2%	0.0%	31.1%	11.9%	8.38
712	16.7%	19.7%	24.4%	0.0%	39.1%	12.6%	7.92
804	11.0%	34.0%	30.2%	4.0%	20.8%	11.3%	8.85
805	20.4%	32.3%	33.4%	5.8%	8.2%	11.6%	8.64
806	8.0%	16.9%	44.3%	4.1%	24.8%	14.3%	7.01
S.E.	32.1%	27.5%	22.9%	5.6%	11.6%	9.9%	10.09
BOSOTN	26.0%	34.3%	18.4%	7.7%	13.2%	9.4%	10.66


BOSTON
SOUTH END
703
706
712
IDX OF EMPL
INTGRTN
IN SOUTH END
LEGEND
UNDER 7
7-8
8-9
9-10
10-11
11-12
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR RANKING HOUSING & REV.
SOUTH END PLANNING TEAM
JAMES ROSTERAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE : JAN. 1990


BOSTON
SOUTH END
1
2
806
704
712
804
PCNT OF EMPL
IN MNG/PRF
IN SOUTH END
LEGEND
UNDER 10%
10-20%
20-30%
30-40%
40-50%
50-60%
SCALE: (approx.)
FEET
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING MODERN & DEV.
SOUTH END PLANNING TEAM
JAMES KUSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
PCNT OF EMPL
IN TECH/ADM
IN SOUTH END
LEGEND
UNDER 10%
10-20%
20-30%
30-40%
40-50%
50-60%
SCALE: (approx.)
FEET
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS McMALLEY, ASST DIRECTOR
FOR HOUSING HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTARIS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE : JAN. 1990



PCNT OF EMPL

IN SERVICES

IN SOUTH END

LEGEND

UNDER 10%

10-20%

20-30%

30-40%

40-50%

50-60%

SCALE: (approx.)

0 .150 .300 .450 .600

FEET

CITY OF BOSTON

MAYNARD FLYNN, MAYOR

BOSTON REDEVELOPMENT AUTHORITY

STEPHEN COYLE, DIRECTOR

THOMAS O'MALLEY, ASST DIRECTOR

FOR NEIGHBORHOOD HOUSING & DEV.

SOUTH END PLANNING TEAM

JAMES KOSTARAS

JOSEPHINE THOMPSON

PHILLIP ZEIGLER

SOUTH END

DEVELOPMENT

POLICY PLAN

[illegible]

DATE . JAN 1969

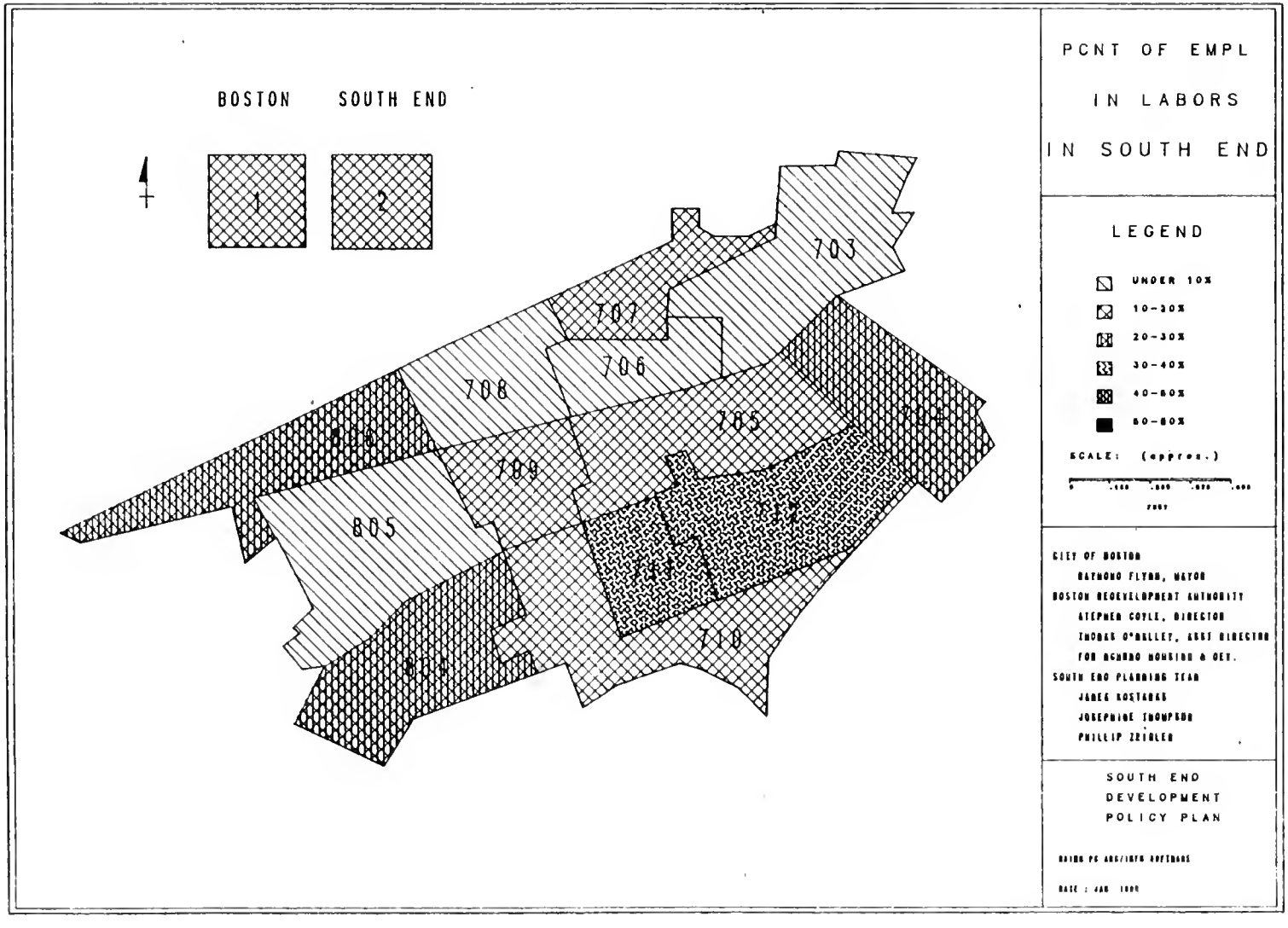
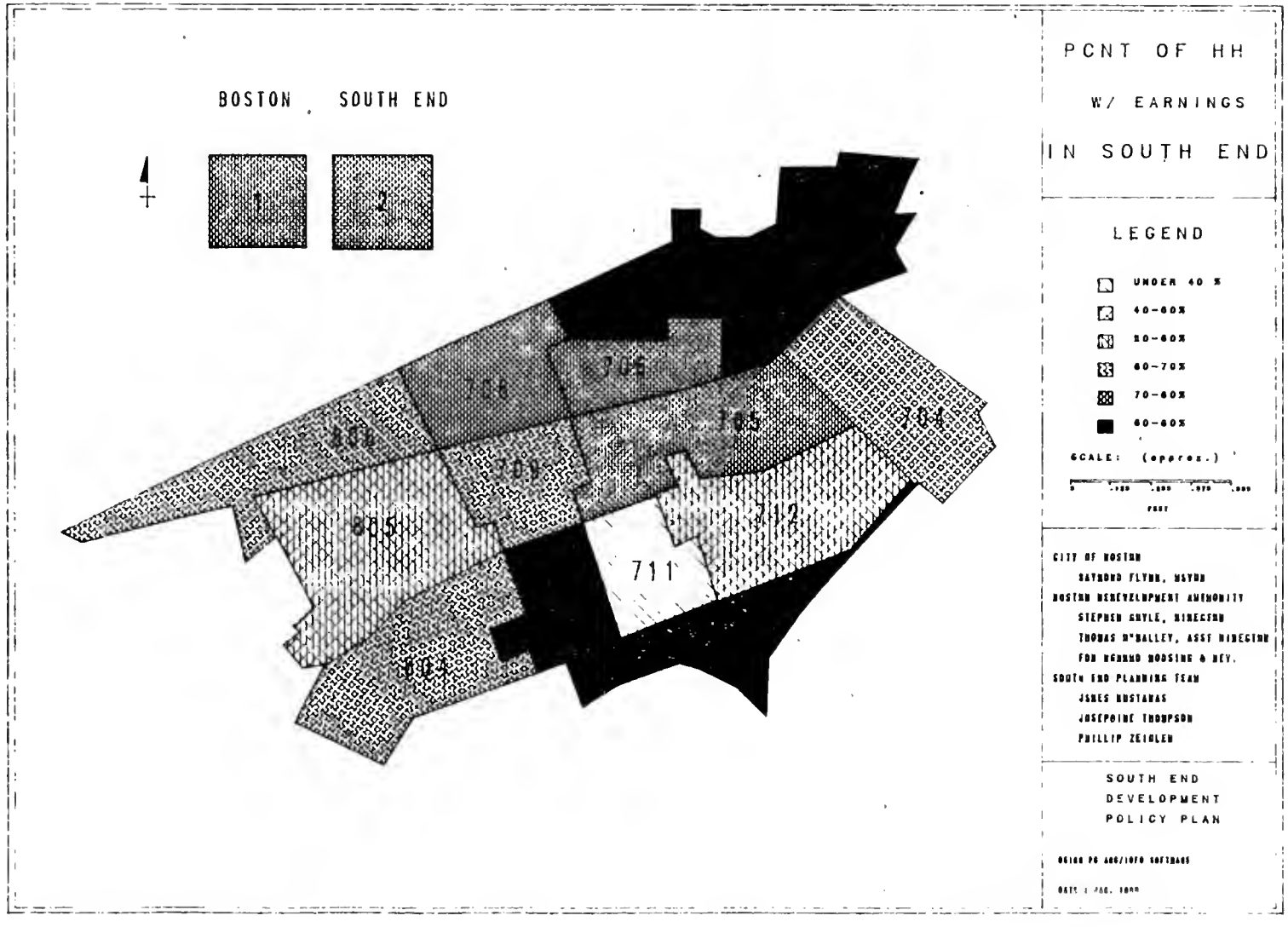
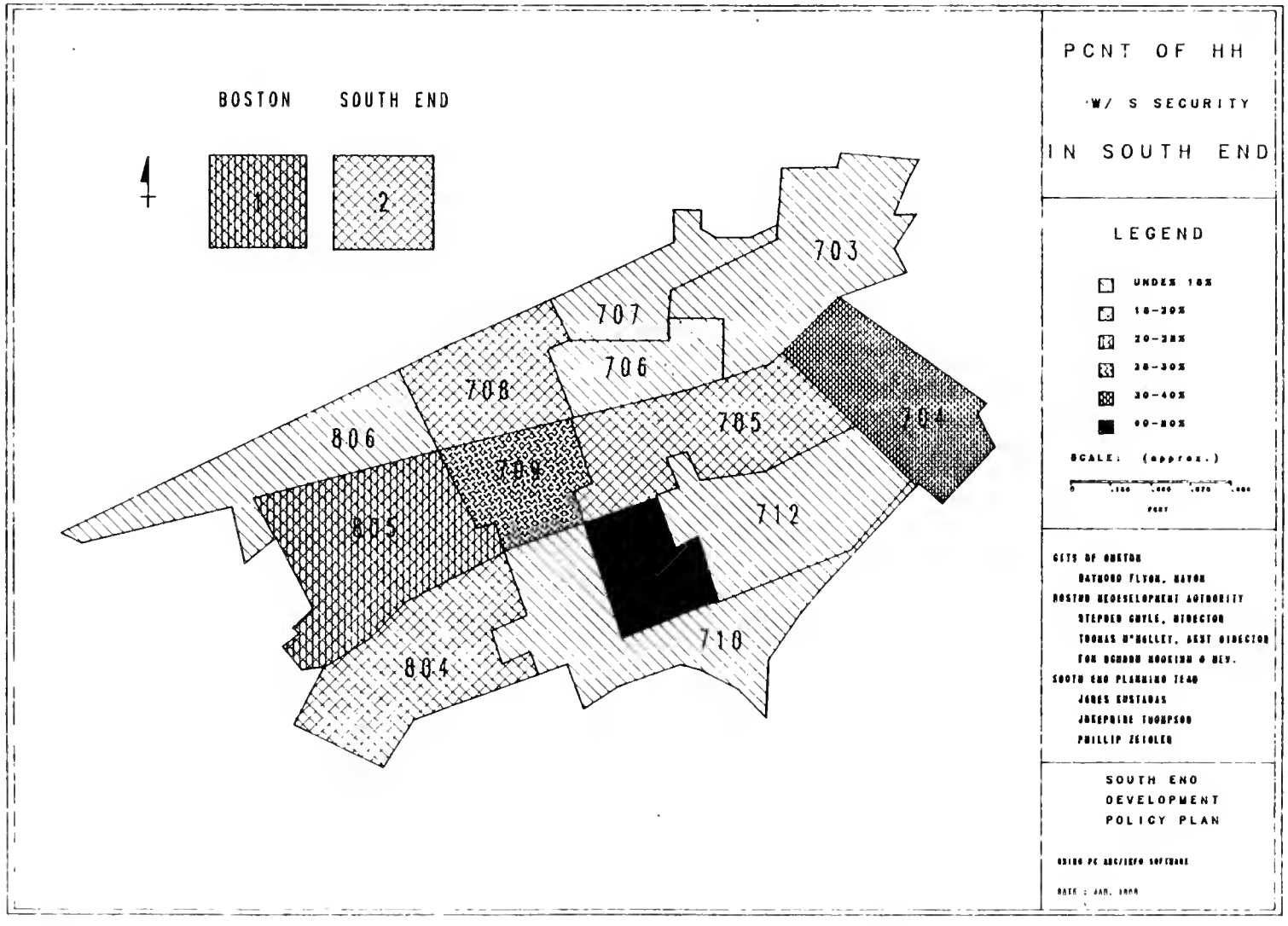

BOSTON
SOUTH END
1
2
703
707
706
708
705
709
805
710
PCNT OF EMPL
IN LABORS
IN SOUTH END
LEGEND
UNDER 10%
10-20%
20-30%
30-40%
40-50%
50-60%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR BOARD HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN

TABLE 4
COMPOSITION OF HOUSEHOLD INCOME
IN THE SOUTH END NEIGHBORHOOD

CENSUS TRACT	TOTAL HH	WAGE EARNING	SOCIAL SECURITY	PUBLIC ASST.
703	1586	1401	212	104
704	567	392	210	119
705	2188	1639	435	508
706	1297	996	162	171
707	756	644	107	111
708	1526	1136	298	320
709	1403	924	359	369
710	944	814	66	96
711	385	127	174	138
712	347	205	43	145
804	590	402	107	225
805	1770	987	388	480
806	337	213	40	145
SOUTH END	13696	9880	2601	2931
BOSOTN	219024	164820	53113	33793

CENSUS TRACT	% OF WAGE EARNING	% OF SOCIAL SECURITY	% OF PUBLIC ASST.
703	88.3%	13.4%	6.6%
704	69.1%	37.0%	21.0%
705	74.9%	19.9%	23.2%
706	76.8%	12.5%	13.2%
707	85.2%	14.2%	14.7%
708	74.4%	19.5%	21.0%
709	65.9%	25.6%	26.3%
710	86.2%	7.0%	10.2%
711	33.0%	45.2%	35.8%
712	59.1%	12.4%	41.8%
804	68.1%	18.1%	38.1%
805	55.8%	21.9%	27.1%
806	63.2%	11.9%	43.0%
SOUTH END	72.1%	19.0%	21.4%
BOSOTN	75.3%	24.2%	15.4%


BOSTON
SOUTH END
1
2
706
706
705
704
709
805
711
712
804
PCNT OF HH
W/ EARNINGS
IN SOUTH END
LEGEND
UNDER 40 %
40-60%
50-60%
60-70%
70-80%
80-90%
SCALE: (approx.)
FEET
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN GOYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KUSTAMAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
703
707
706
708
704
806
705
805
712
804
710
PCNT OF HH
W/ S SECURITY
IN SOUTH END
LEGEND
UNDER 15%
15-20%
20-25%
25-30%
30-40%
40-80%
SCALE: (approx.)
0
.250
.500
.750
1.000
FEET
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING HOUSING & DEV.
SOUTH END PLANNING TEAM
JORGE ESTADAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE : MAR. 1988

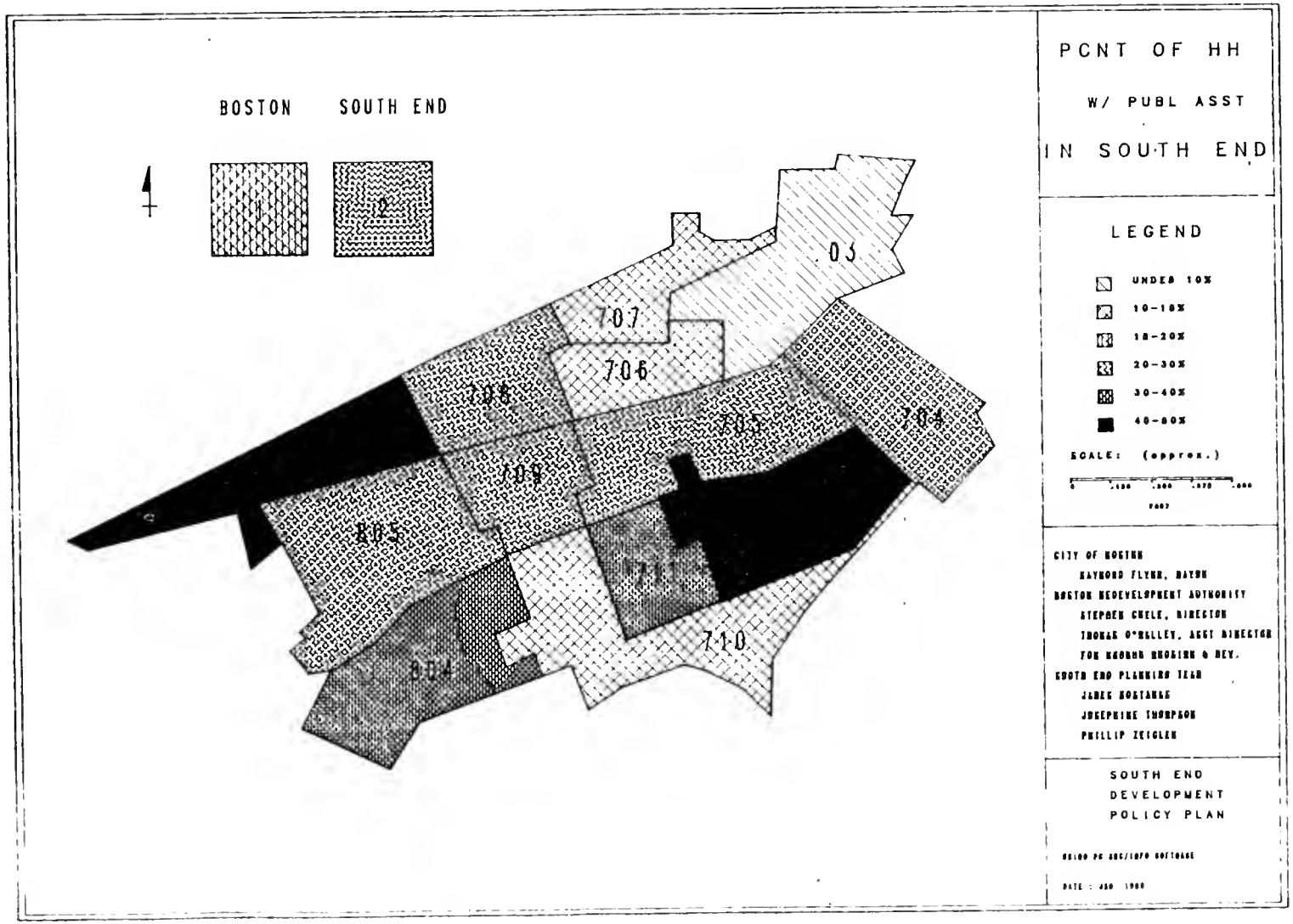
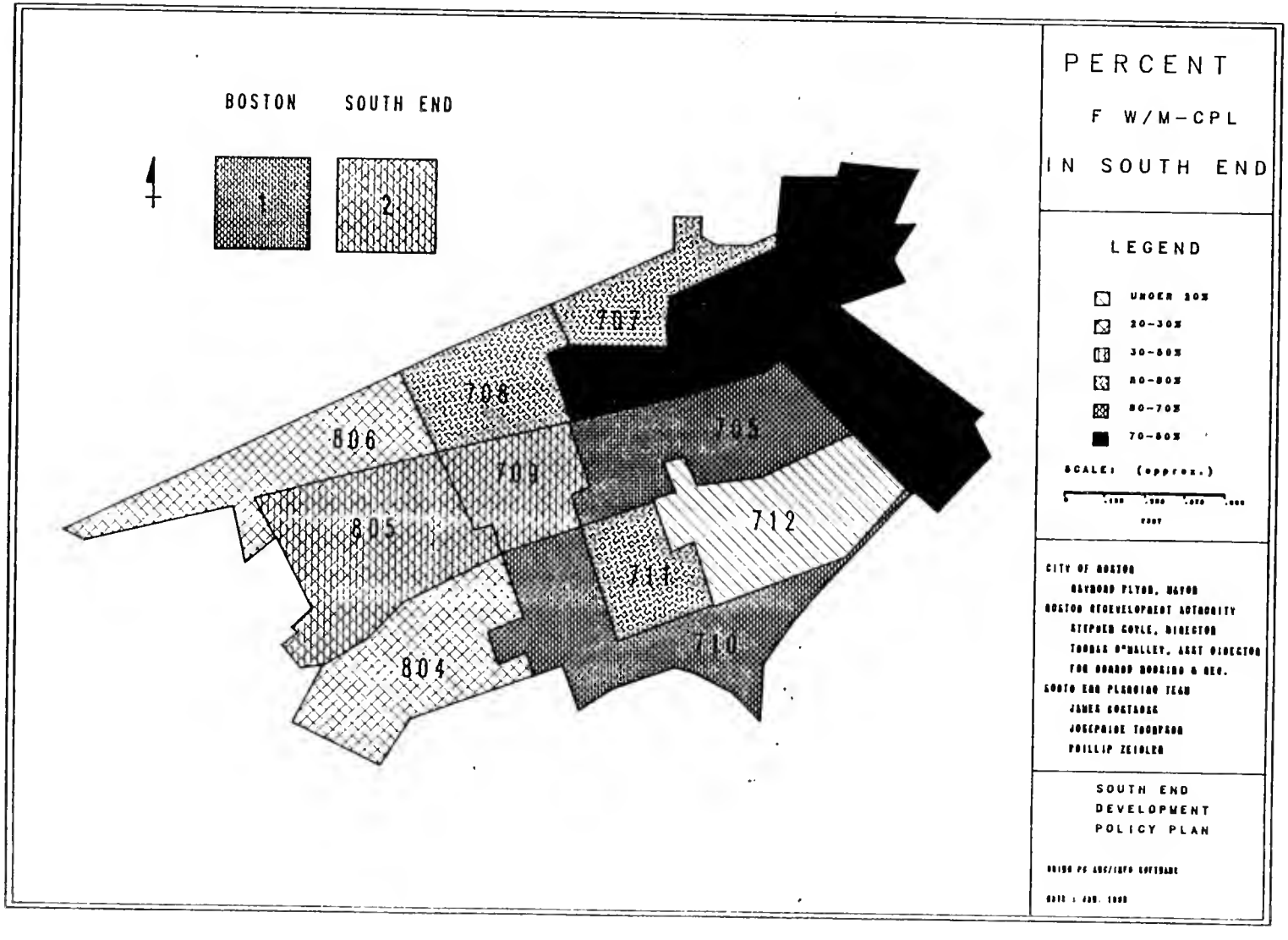
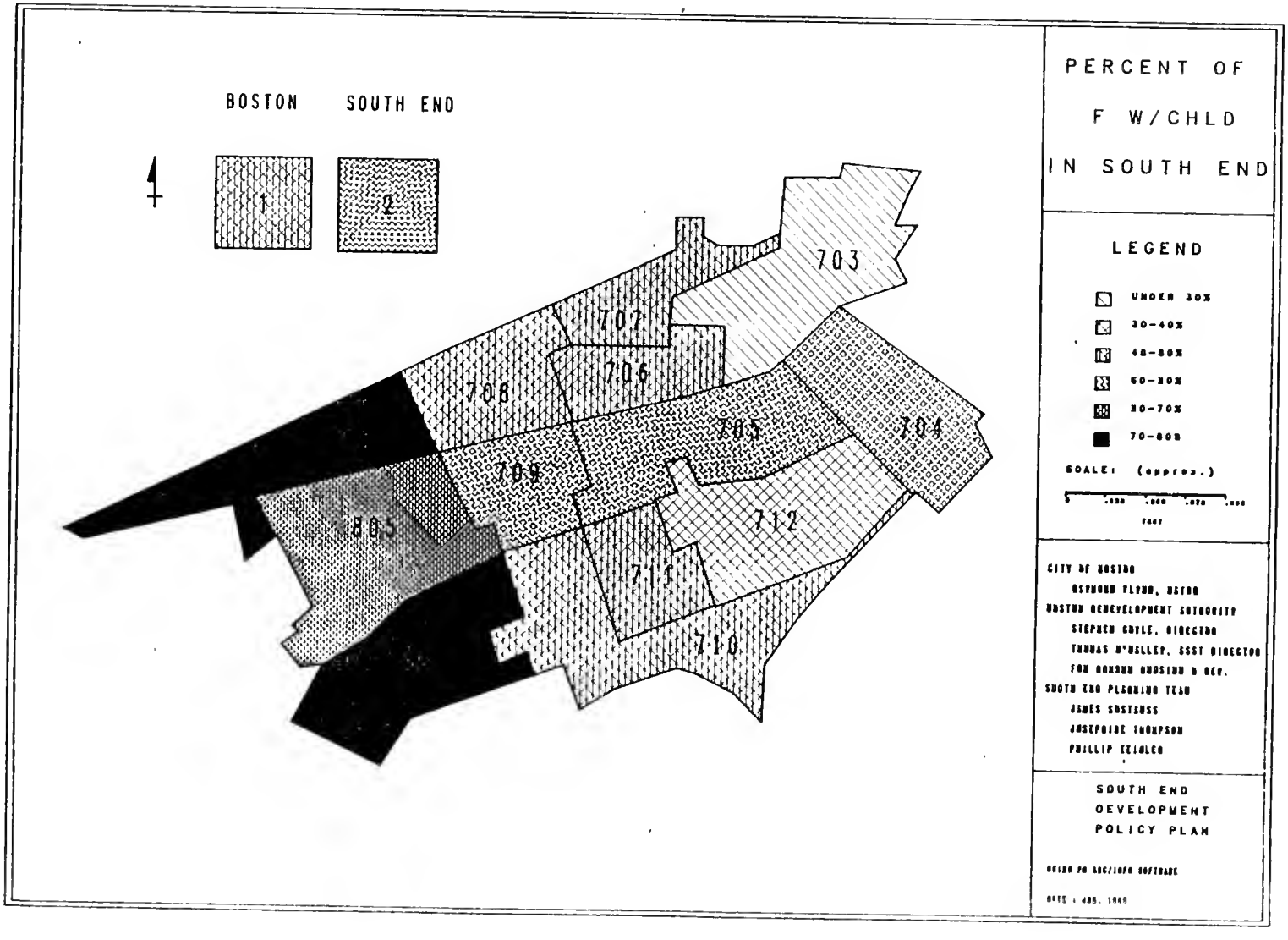

BOSTON
SOUTH END
1
2
707
706
708
705
704
709
805
711
710
804
PCNT OF HH
W/ PUBL ASST
IN SOUTH END
LEGEND
UNDER 10%
10-18%
18-20%
20-30%
30-40%
40-80%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN CHELE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTANKE
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN

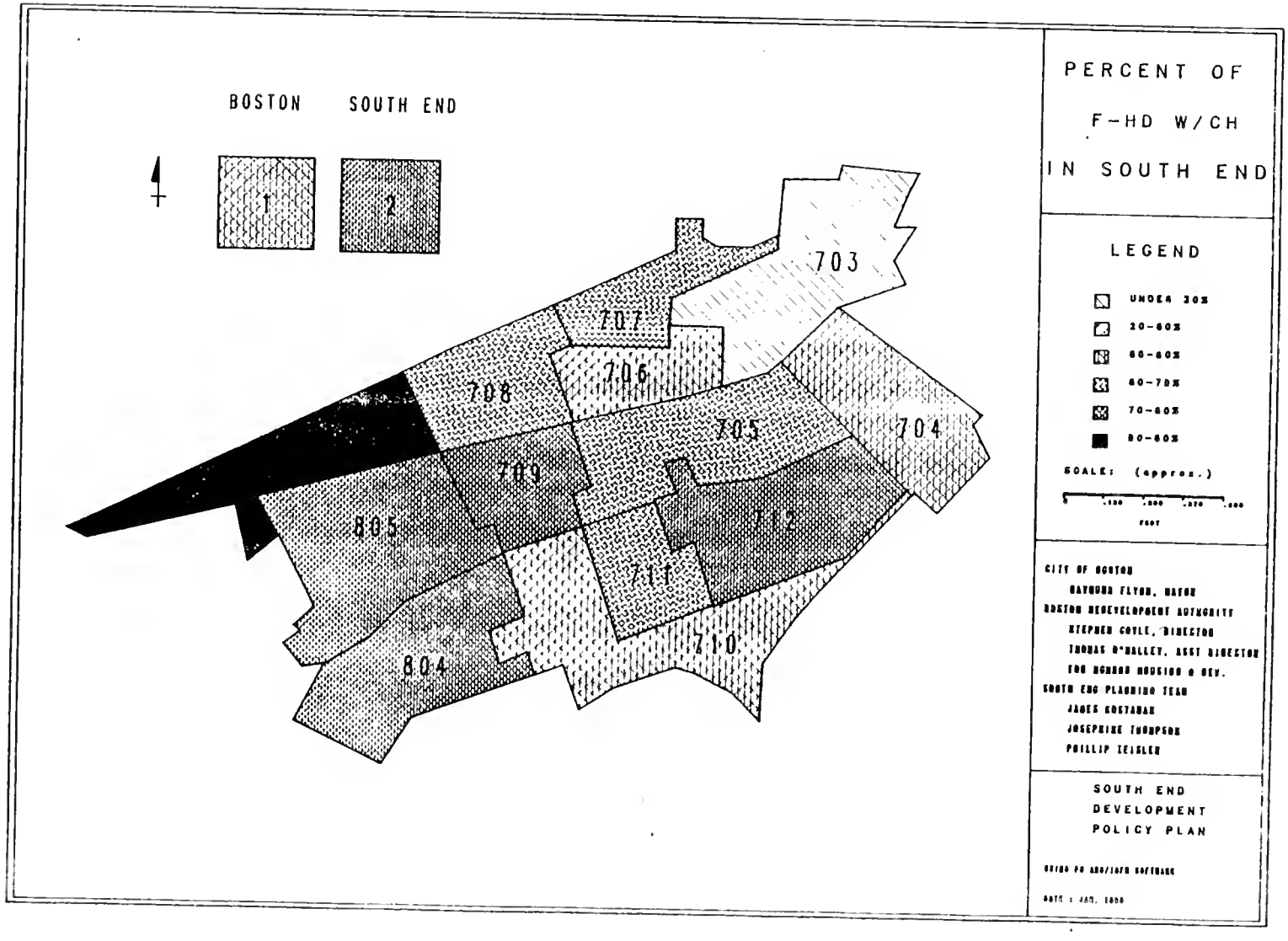
TABLE 5
COMPOSITION OF FAMILY TYPES
IN THE SOUTH END NEIGHBORHOOD

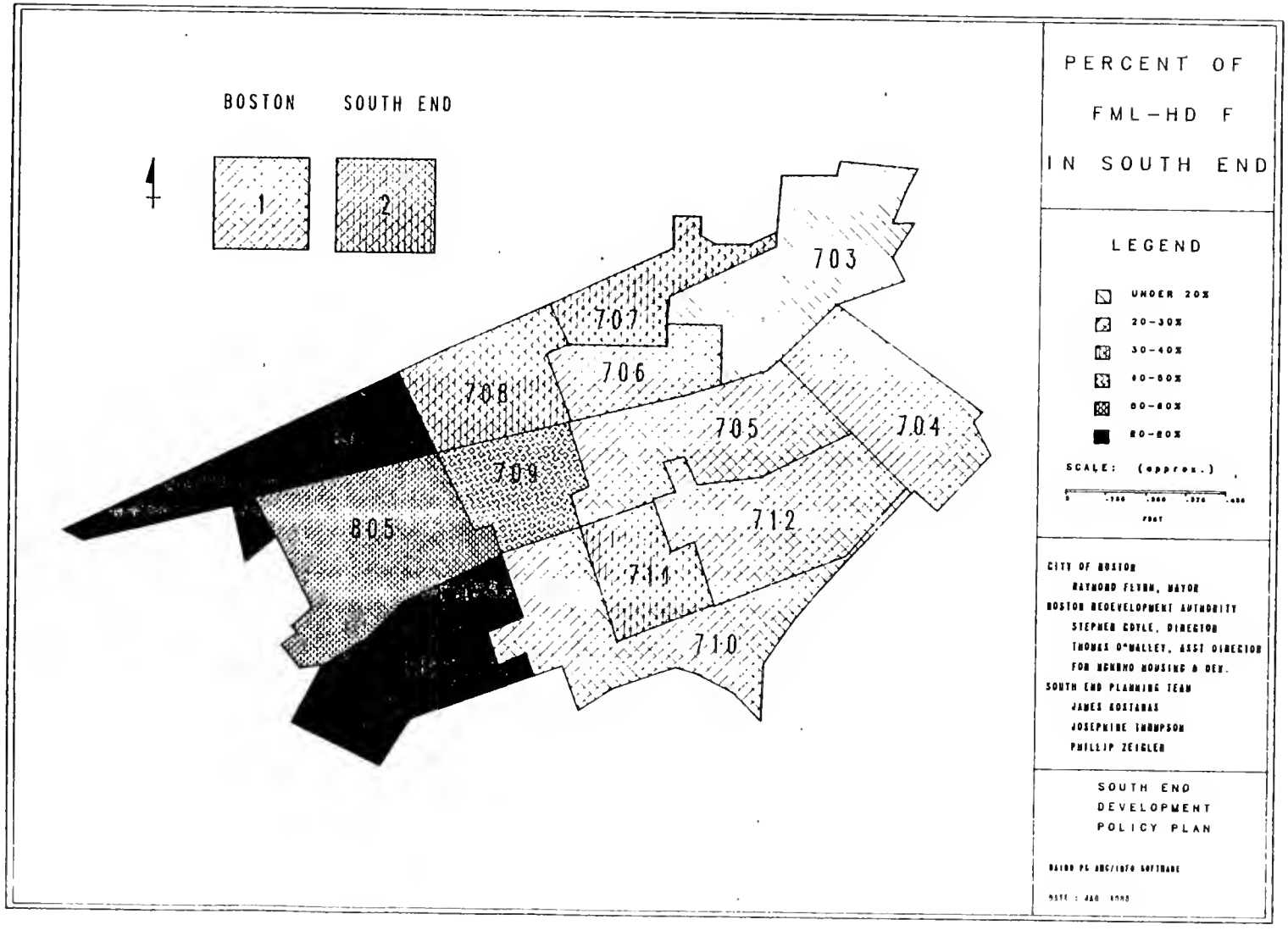
	TOTAL FAMILIES	TOTAL FAMILIES W/CHLD	TOTAL MARRIED FAMILIES	TOTAL SNGL-FML FAMILIES	TOTAL SNGL-FML W/CHLD
703	340	95	254	45	8
704	407	225	300	86	49
705	907	484	635	212	144
706	397	177	286	85	51
706	273	130	148	98	62
708	470	210	256	178	114
709	512	305	210	248	179
710	202	95	128	55	32
711	104	49	59	33	23
712	522	164	98	130	99
804	404	295	87	307	242
805	1093	716	451	553	434
806	242	189	59	173	141
SOUTH END	5533	3039	2717	2158	1570
BOSOTN	116374	54869	73333	35408	20715

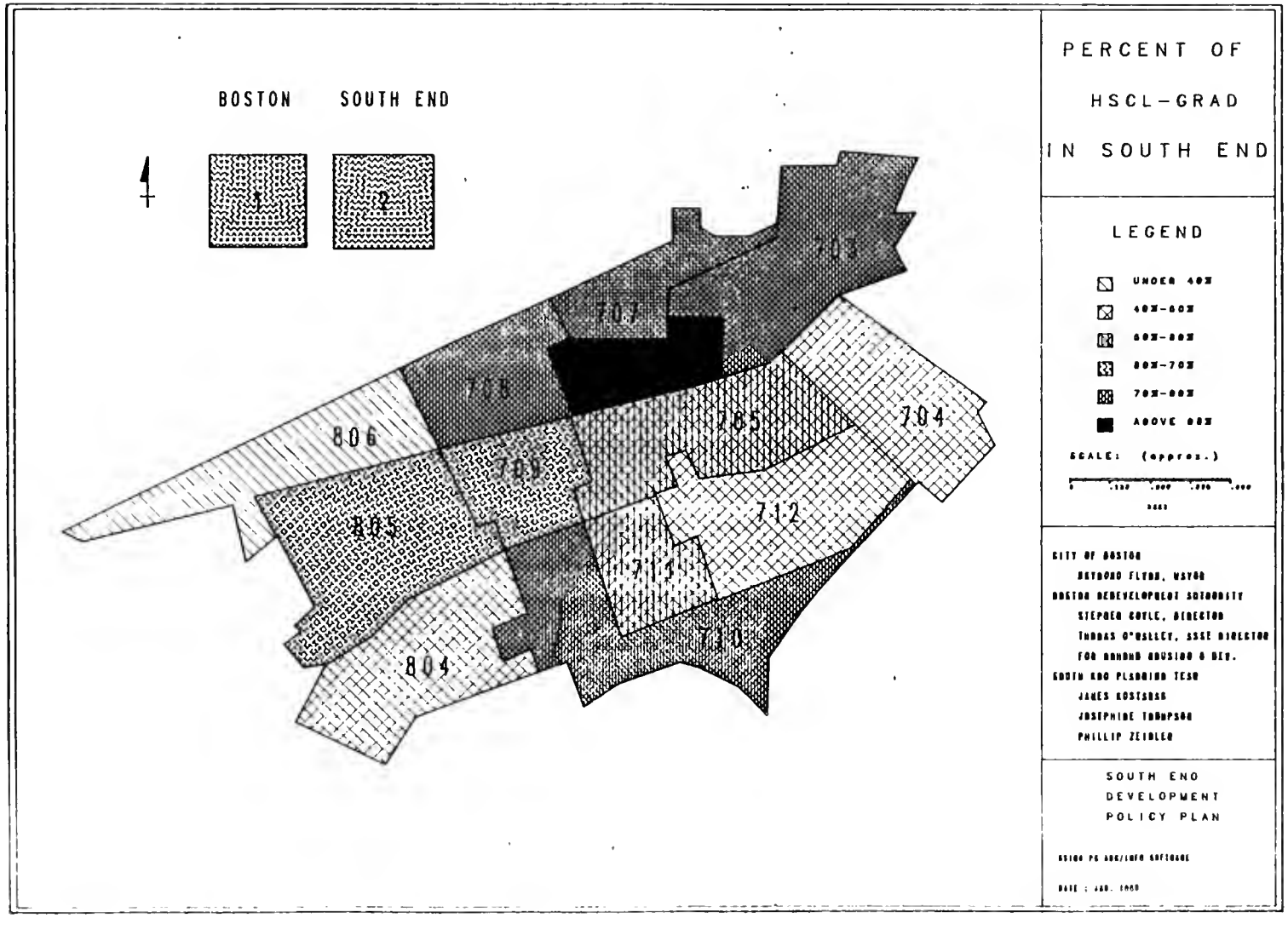
	% OF FAMILIES W/CHLD	% OF MARRIED FAMILIES	% OF SNGL-FML FAMILIES	% OF SNGL-FML W/CHLD
703	27.9%	74.7%	13.2%	17.8%
704	55.3%	73.7%	21.1%	57.0%
705	53.4%	70.0%	23.4%	67.9%
706	44.6%	72.0%	21.4%	60.0%
706	47.6%	54.2%	35.9%	63.3%
708	44.7%	54.5%	37.9%	64.0%
709	59.6%	41.0%	48.4%	72.2%
710	47.0%	63.4%	27.2%	58.2%
711	47.1%	56.7%	31.7%	69.7%
712	31.4%	18.8%	24.9%	76.2%
804	73.0%	21.5%	76.0%	78.8%
805	65.5%	41.3%	50.6%	78.5%
806	78.1%	24.4%	71.5%	81.5%
SOUTH END	54.9%	49.1%	39.0%	72.8%
BOSTON	47.1%	63.0%	30.4%	58.5%

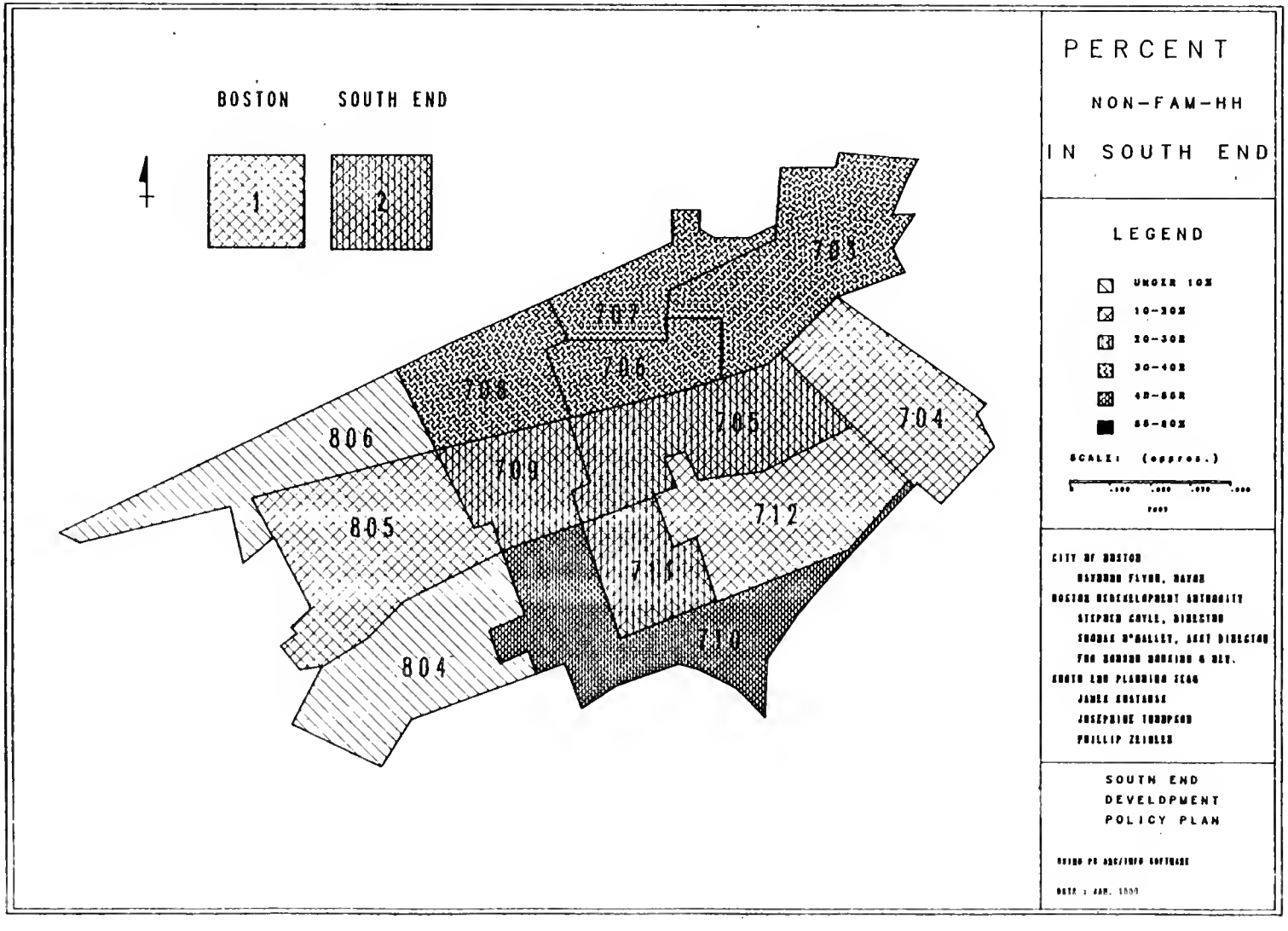

BOSTON
SOUTH END
1
2
707
708
806
705
709
712
805
711
710
804
PERCENT
F W/M-CPL
IN SOUTH END
LEGEND
UNDER 20%
20-30%
30-50%
50-60%
60-70%
70-80%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
TOMMAS O'MALLEY, ASST DIRECTOR
FOR BOARD BOOKING & REC.
BOSTO END PLANNING TEAM
JAMES BOATRIGE
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN

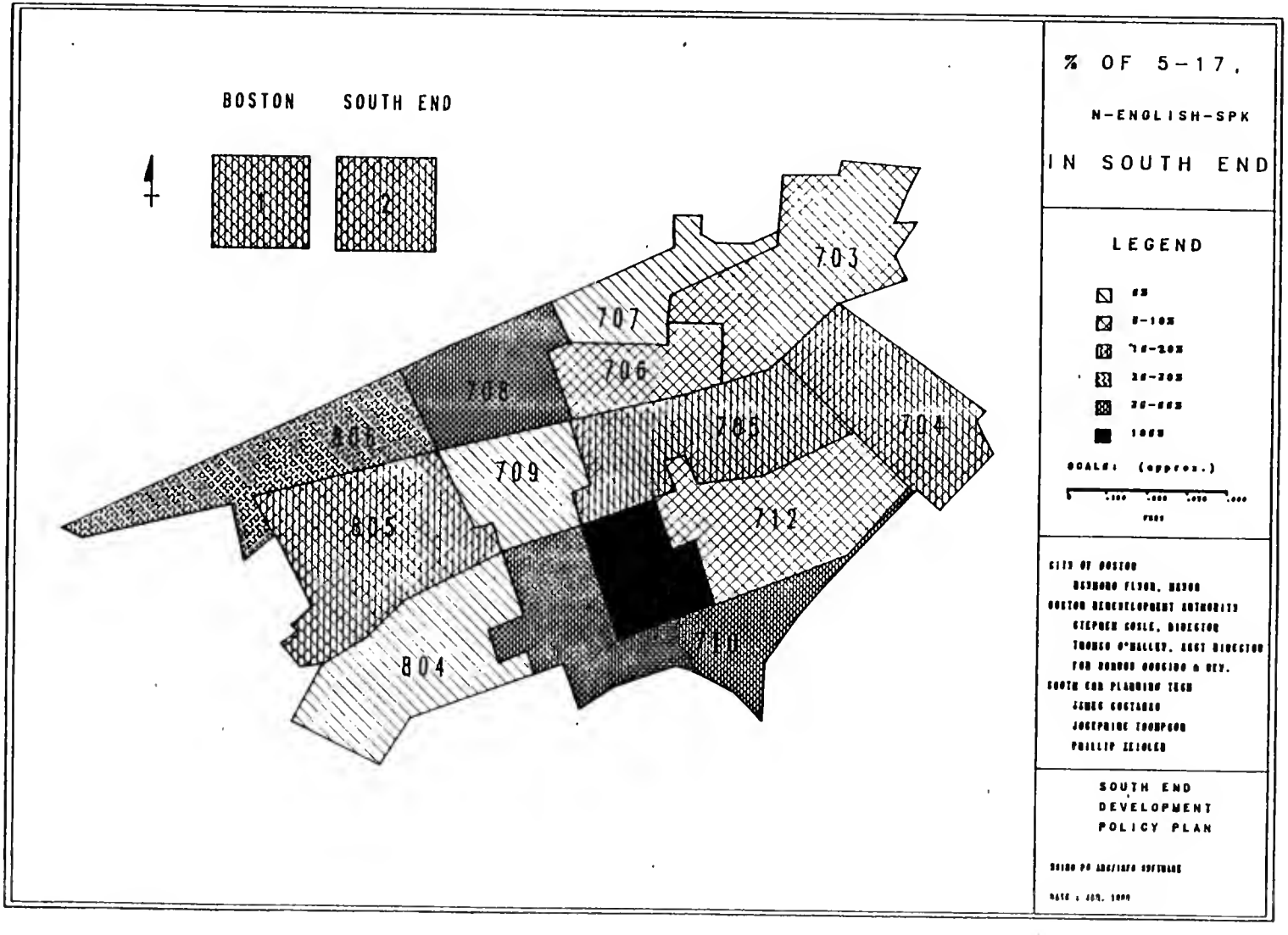

BOSTON
SOUTH END
1
2
703
707
706
708
705
704
709
805
712
711
710
PERCENT OF
F W/CHLD
IN SOUTH END
LEGEND
UNDER 30%
30-40%
40-50%
50-60%
60-70%
70-80%
SCALE: (approx.)
CITY OF BOSTON
OSMOND PLAND, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR BOSTON HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES SOUTHERN
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN

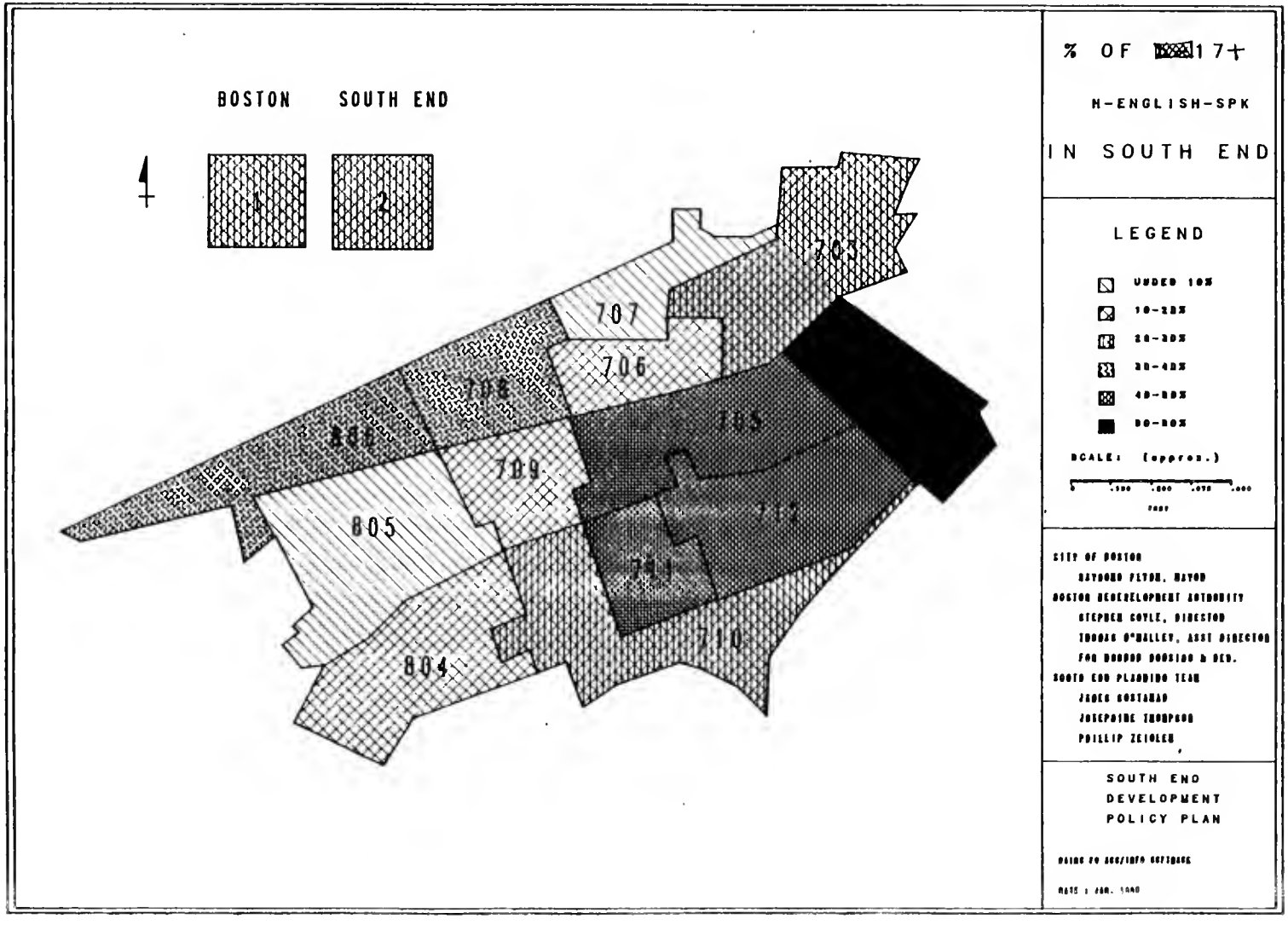

BOSTON
SOUTH END
1
2
703
707
706
708
705
704
709
805
702
711
710
804
PERCENT OF
F-HD W/CH
IN SOUTH END
LEGEND
UNDER 20%
20-40%
40-60%
60-70%
70-80%
80-90%
SCALE: (approx.)
0
.100
.200
.270
.400
feet
CITY OF BOSTON
KATHERINE FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES GUSTAFSON
JOSEPHINE THOMPSON
PHILLIP ZEISLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DRAWN ON ARC/INFO SOFTWARE
DATE : JAN. 1988


BOSTON
SOUTH END
1
2
703
707
706
708
705
704
709
805
712
711
710
PERCENT OF
FML-HD F
IN SOUTH END
LEGEND
UNDER 20%
20-30%
30-40%
40-50%
50-60%
60-80%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOMEBOND HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTANAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
703
707
708
806
709
805
804
785
704
712
711
710
PERCENT OF
HSCL-GRAD
IN SOUTH END
LEGEND
UNDER 40%
40%-60%
60%-80%
80%-70%
70%-80%
ABOVE 80%
SCALE: (approx.)
CITY OF BOSTON
KEYBOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASSE DIRECTOR
FOR HANDHO HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTSKAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
708
707
706
705
704
806
709
805
712
711
710
804
PERCENT
NON-FAM-HH
IN SOUTH END
LEGEND
UNDER 10%
10-20%
20-30%
30-40%
40-50%
50-60%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING PLANNING & DEV.
SOUTH END PLANNING STAFF
JAMES GUSTAFSON
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE : JAN. 1990


BOSTON
SOUTH END
1
2
703
707
706
708
705
704
709
712
805
804
710
% OF 5-17,
N-ENGLISH-SPK
IN SOUTH END
LEGEND
0%
0-10%
10-20%
20-30%
30-60%
100%
SCALE: (approx.)
0
.500
1.000
1.500
2.000
FEET
CITY OF BOSTON
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR BOSTON HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES COSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
703
707
706
708
705
709
805
712
711
710
804
% OF 17+
N-ENGLISH-SPK
IN SOUTH END
LEGEND
UNDER 10%
10-20%
20-30%
30-40%
40-80%
80-90%
SCALE: (approx.)
CITY OF BOSTON
KEVORKIAN FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING DIVISION & DEV.
SOUTH END PLANNING TEAM
JAMES GUSTAFAN
JOSEPHINE THOMPSON
PHILLIP ZEIDLER
SOUTH END
DEVELOPMENT
POLICY PLAN

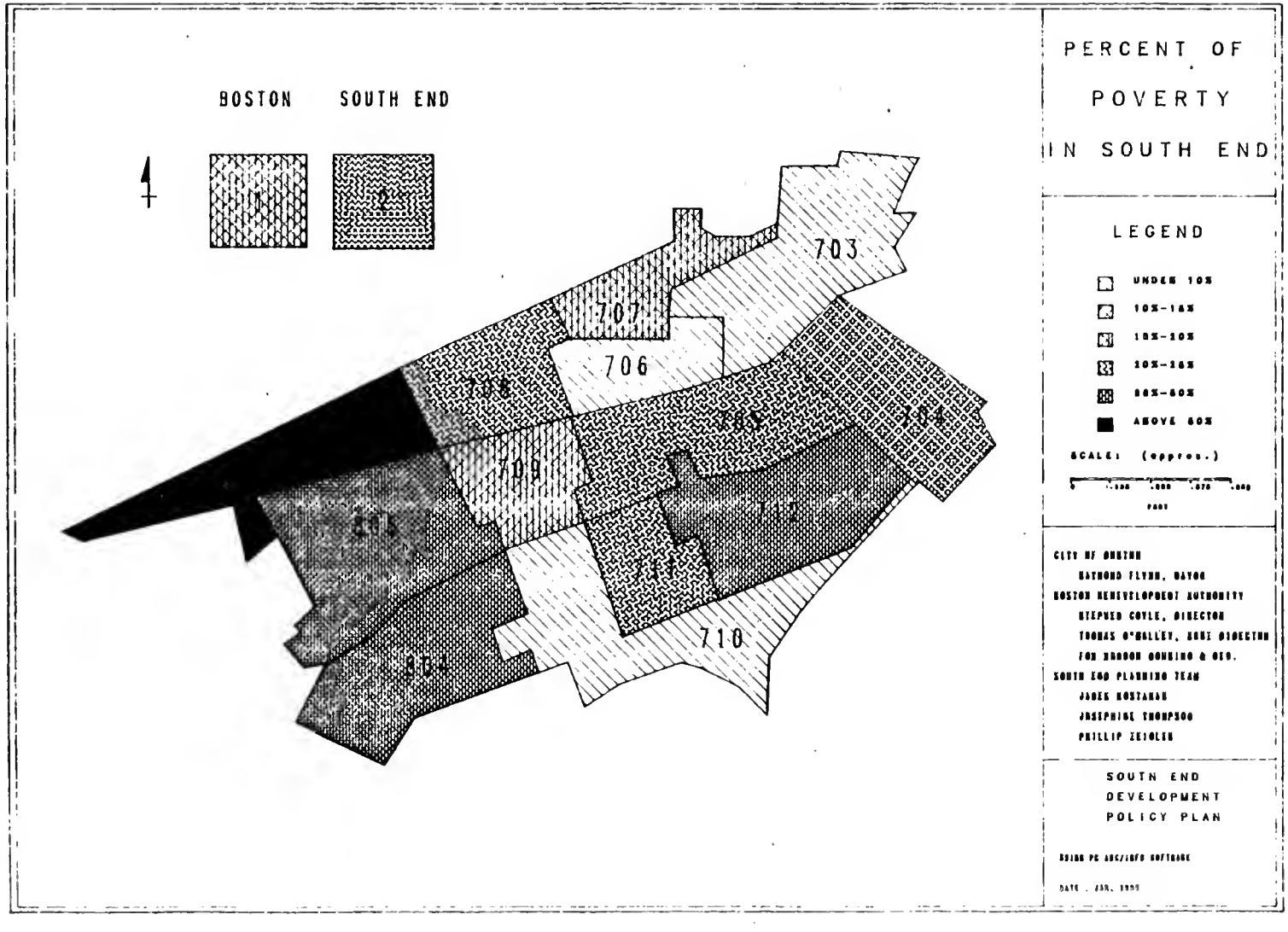
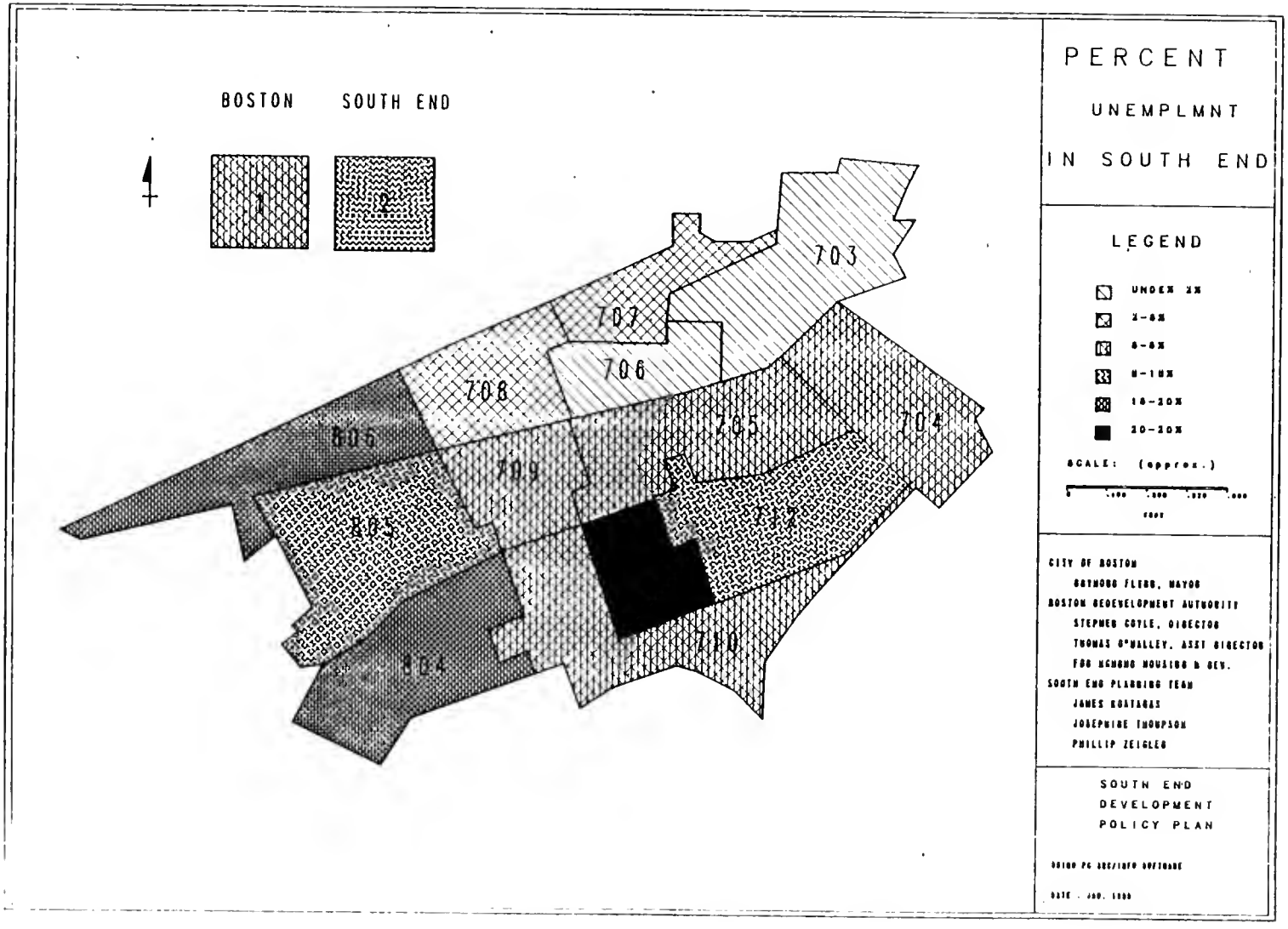
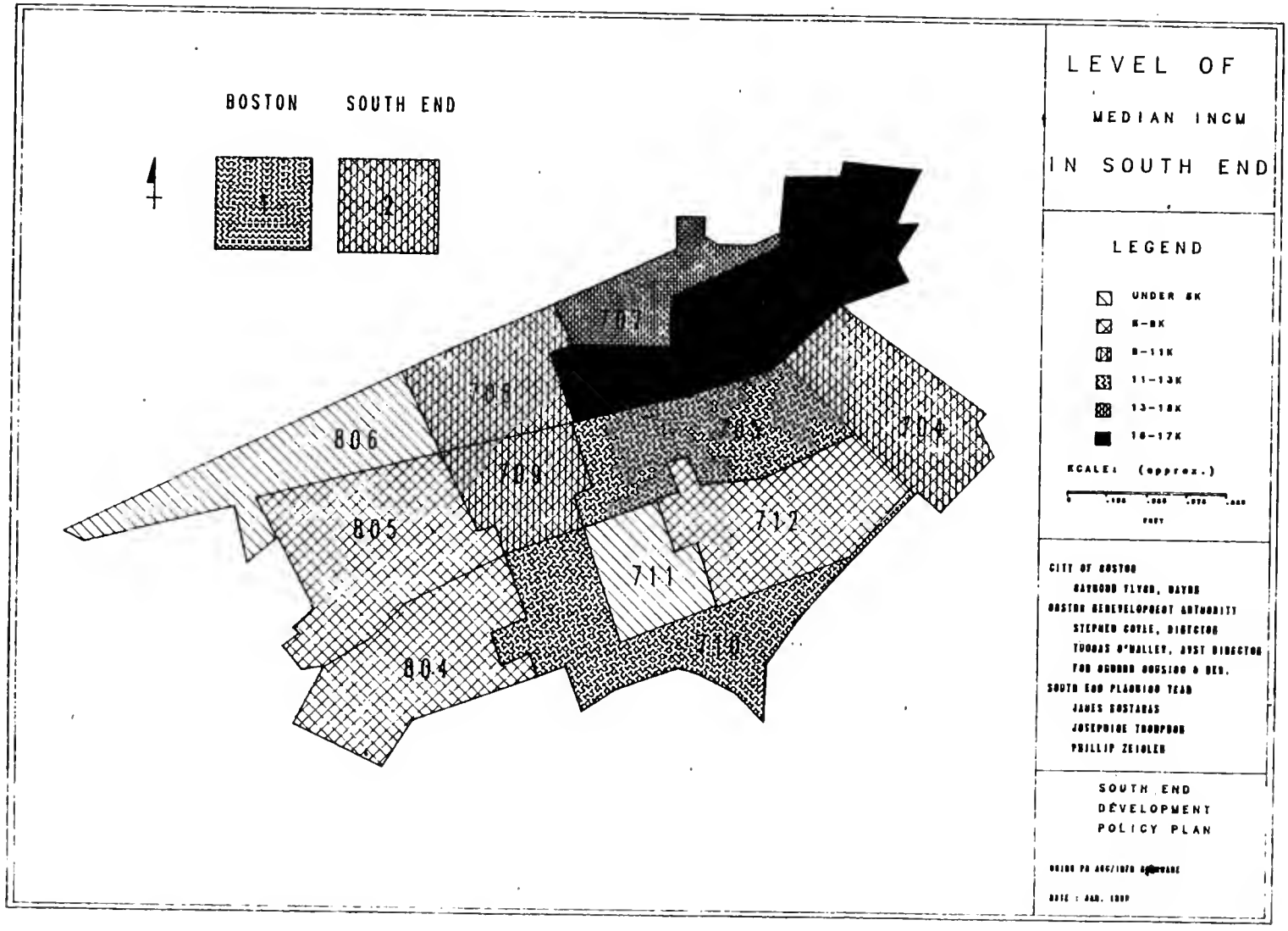
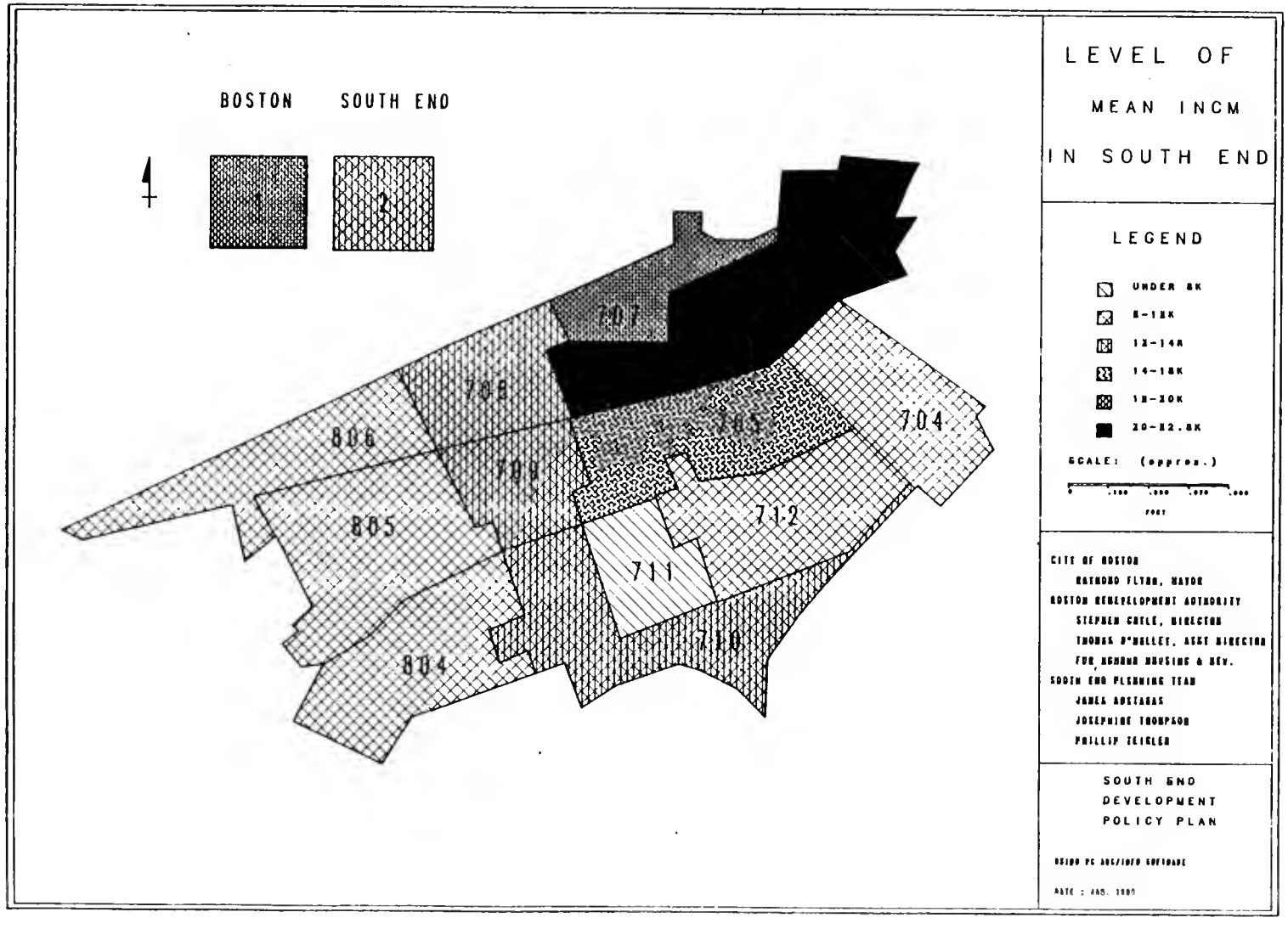
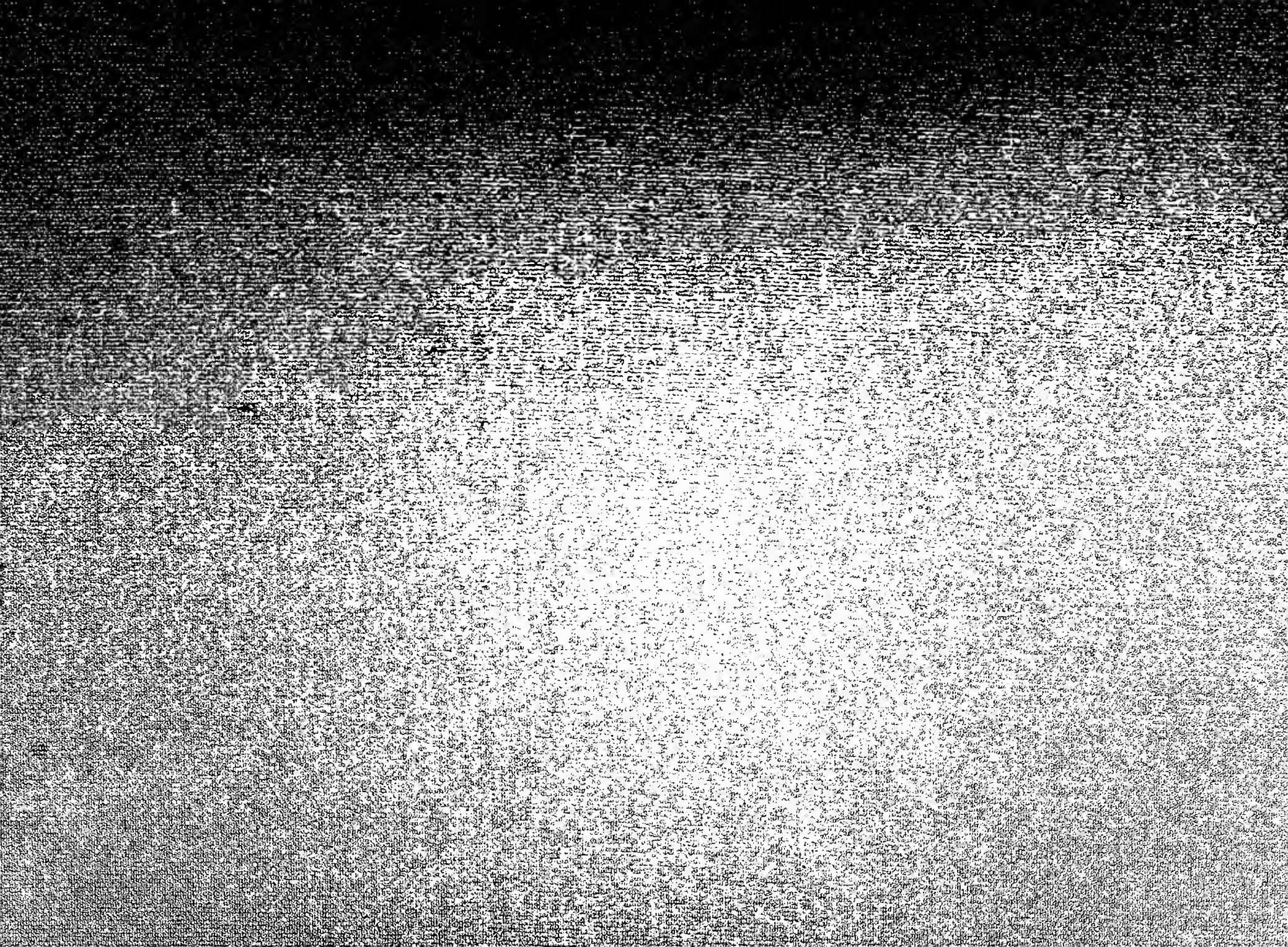

BOSTON
SOUTH END
703
707
706
709
710
PERCENT OF
POVERTY
IN SOUTH END
LEGEND
UNDER 10%
10%-15%
15%-20%
20%-25%
25%-50%
ABOVE 50%
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HARBOR BUILDING & DEV.
SOUTH END PLANNING TEAM
JAMES KOSTANAK
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DATE . JAN. 1990

TABLE 6
INCOME STATISTICS IN THE SOUTH END NEIGHBORHOOD

	MEDIAN INCOME	MEAN INCOME	MEAN INCOME FOR WAGE EARNER	% OF POVERTY
703	$16,201	$20,047	$20,589	9.8%
704	$9,383	$11,180	$12,317	24.4%
705	$11,925	$15,817	$17,762	22.4%
706	$16,185	$20,890	$23,388	6.7%
707	$13,209	$18,285	$18,577	19.4%
708	$10,427	$13,419	$14,909	20.8%
709	$9,847	$12,316	$15,512	20.5%
710	$12,126	$13,734	$14,020	0.0%
711	$4,845	$7,067	$11,277	25.2%
712	$8,144	$10,214	$13,420	41.4%
804	$8,657	$11,444	$11,767	29.1%
805	$7,235	$10,088	$12,589	26.3%
806	$5,816	$8,829	$9,899	57.0%
SOUTH END	$10,308	$13,333	$15,079	23.3%
BOSOTN	$12,530	$16,212	$17,338	16.7%


BOSTON
SOUTH END
1
2
703
707
706
708
705
704
806
709
805
804
710
PERCENT
UNEMPLMNT
IN SOUTH END
LEGEND
UNDER 2%
2-6%
6-8%
8-10%
10-20%
20-30%
SCALE: (approx.)
CITY OF BOSTON
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES KOATARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
806
805
804
709
711
712
704
LEVEL OF
MEDIAN INCM
IN SOUTH END
LEGEND
UNDER 8K
8-11K
11-13K
13-16K
16-17K
SCALE: (approx.)
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR HUMAN HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES SOSTARAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN


BOSTON
SOUTH END
1
2
707
706
806
705
704
709
805
712
711
710
804
LEVEL OF
MEAN INCM
IN SOUTH END
LEGEND
UNDER 8K
8-12K
12-14K
14-18K
18-20K
20-32.8K
SCALE: (approx.)
0
.100
.200
.300
.400
feet
CITY OF BOSTON
RAYMOND FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR
THOMAS O'MALLEY, ASST DIRECTOR
FOR NEIGHBORHOOD HOUSING & DEV.
SOUTH END PLANNING TEAM
JAMES ADSTAMAS
JOSEPHINE THOMPSON
PHILLIP ZEIGLER
SOUTH END
DEVELOPMENT
POLICY PLAN
DRAWN PC AUTOCAD SOFTWARE
DATE : AUG. 1990

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